Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	6/3 PELLITA WAY LANGWARRIN VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$570,000	&	$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$575,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Apr 2024	to	31 Mar 2025	Source	Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
3/160 NORTH ROAD LANGWARRIN VIC 3910	$610,000	05-Oct-24
17/8 NORWARRAN WAY LANGWARRIN VIC 3910	$596,000	20-Dec-24
18/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	$565,000	13-Nov-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 April 2025

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3/160 NORTH ROAD LANGWARRIN VIC 3910

3 1 2

Sold Price **$610,000** Sold Date **05-Oct-24**

Distance **2.38km**



17/8 NORWARRAN WAY LANGWARRIN VIC 3910

3 1 2

Sold Price **$596,000** Sold Date **20-Dec-24**

Distance **2.33km**



18/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

3 1 2

Sold Price **$565,000** Sold Date **13-Nov-24**

Distance **2.32km**

RS = Recent sale **UN** = Undisclosed Sale

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