

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

1/4 MAXWELL COURT 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

\$525,000

&

\$575,000

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

8/160 NORTH ROAD LANGWARRIN VIC 3910	\$530,000	17-Nov-24
1/51 SUNNY VALE DRIVE LANGWARRIN VIC 3910	\$550,000	15-Feb-25
36/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	\$545,000	21-Oct-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: 05 April 2025

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8/160 NORTH ROAD LANGWARRIN VIC 3910

Sold Price **\$530,000** Sold Date **17-Nov-24**

 2  1  1

Distance **0.43km**



1/51 SUNNY VALE DRIVE LANGWARRIN VIC 3910

Sold Price **\$550,000** Sold Date **15-Feb-25**

 2  1  1

Distance **1.54km**



36/15 PENINSULA CRESCENT LANGWARRIN VIC 3910

Sold Price **\$545,000** Sold Date **21-Oct-24**

 2  1  1

Distance **1.99km**

RS = Recent sale

UN = Undisclosed Sale

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