

## 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

32A WARRENWOOD PLACE LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jun 2022

to

31 May 2023

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

6 HARLAW COURT LANGWARRIN VIC 3910	\$660,000	22-May-23
2/52 AQUEDUCT ROAD LANGWARRIN VIC 3910	\$647,500	28-Jan-23
6A TRAMELAND COURT LANGWARRIN VIC 3910	\$655,000	30-May-23

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: 30 June 2023



**6 HARLAW COURT LANGWARRIN  
VIC 3910**

 3  2  1

Sold Price

<sup>RS</sup> **\$660,000** Sold Date **22-May-23**

Distance **0.11km**



**2/52 AQUEDUCT ROAD  
LANGWARRIN VIC 3910**

 3  2  2

Sold Price

**\$647,500** Sold Date **28-Jan-23**

Distance **0.73km**



**6A TRAMELAND COURT  
LANGWARRIN VIC 3910**

 3  1  1

Sold Price

<sup>RS</sup> **\$655,000** Sold Date **30-May-23**

Distance **0.91km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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