

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

9 DANIEL DRIVE 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

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2022

to

30 Apr 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

10/3 PELLITA WAY LANGWARRIN VIC 3910	\$570,000	01-Dec-22
1/11 CHANDOS PLACE LANGWARRIN VIC 3910	\$545,000	12-Apr-23
44/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$530,000	12-Nov-22

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: 06 May 2023


**10/3 PELLITA WAY LANGWARRIN
VIC 3910**
 2  1  1

Sold Price

\$570,000

Sold Date

01-Dec-22

Distance

0.81km

**1/11 CHANDOS PLACE
LANGWARRIN VIC 3910**
 3  1  1

Sold Price

^{RS} **\$545,000**

Sold Date

12-Apr-23

Distance

1.68km

**44/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**
 3  1  2

Sold Price

\$530,000

Sold Date

12-Nov-22

Distance

0.94km
RS = Recent sale

UN = Undisclosed Sale

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