



STATEMENT OF INFORMATION

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UNIT Offered for Sale

5/1 Warrenwood Place Langwarrin VIC 3910

2 2 1

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$495,000

Median Sale Price

\$411,000 Units in Langwarrin between Feb 2017 - Jan 2018

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



6/170 Union Road Langwarrin VIC 3910 Sold Price **\$472,000** Sold Date **29-Aug-17**

3 1 2

Distance **0.27km**



6/196 North Road Langwarrin VIC 3910 Sold Price **\$480,000** Sold Date **07-Sep-17**

3 1 2

Distance **0.7km**



6/160 North Road Langwarrin VIC 3910 Sold Price **\$510,000** Sold Date **04-Oct-17**

3 1 2

Distance **1.02km**

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