

## 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

3/145 UNION ROAD 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

\$475,000

&

\$515,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2022

to

31 Jan 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

4/8 NORWARRAN WAY LANGWARRIN VIC 3910	\$490,000	15-Jan-23
22/34 POTTS ROAD LANGWARRIN VIC 3910	\$520,000	31-Oct-22
11/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$502,500	16-Dec-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: 27 February 2023



**4/8 NORWARRAN WAY  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$490,000** Sold Date **15-Jan-23**

Distance **0.72km**



**22/34 POTTS ROAD LANGWARRIN  
VIC 3910**

 2  1  1

Sold Price **\$520,000** Sold Date **31-Oct-22**

Distance **3.09km**



**11/100 CRANBOURNE-FRANKSTON  
ROAD LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$502,500** Sold Date **16-Dec-22**

Distance **1.28km**

RS = Recent sale UN = Undisclosed Sale

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