

## 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

5/428 MCCLELLAND DRIVE 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

\$660,000

&

\$700,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

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

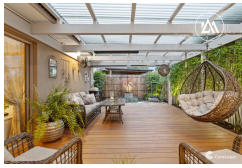
Date of sale

2/50 EDWARD STREET LANGWARRIN VIC 3910	\$698,000	12-Feb-23
4/5 SERRA CLOSE LANGWARRIN VIC 3910	\$700,000	05-Apr-23
3/50 EDWARD STREET LANGWARRIN VIC 3910	\$725,000	28-Mar-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



**2/50 EDWARD STREET  
LANGWARRIN VIC 3910**

 3  2  2

Sold Price **\$698,000** Sold Date **12-Feb-23**

Distance **0.63km**



**4/5 SERRA CLOSE LANGWARRIN  
VIC 3910**

 3  2  2

Sold Price **\$700,000** Sold Date **05-Apr-23**

Distance **2.15km**



**3/50 EDWARD STREET  
LANGWARRIN VIC 3910**

 3  2  2

Sold Price **\$725,000** Sold Date **28-Mar-23**

Distance **0.65km**

RS = Recent sale UN = Undisclosed Sale

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