

## 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

10/3 PELLITA WAY LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 Nov 2021

to

31 Oct 2022

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

1/85 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$568,500	22-Jul-22
91 GRANITE DRIVE LANGWARRIN VIC 3910	\$585,000	30-Jul-22
75/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$601,000	11-May-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: 16 November 2022



**1/85 WARRANDYTE ROAD  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$568,500** Sold Date **22-Jul-22**

Distance **1.89km**



**91 GRANITE DRIVE LANGWARRIN  
VIC 3910**

 2  1  2

Sold Price **\$585,000** Sold Date **30-Jul-22**

Distance **1.61km**



**75/210 CRANBOURNE-  
FRANKSTON ROAD LANGWARRIN  
VIC 3910**

 2  1  1

Sold Price **\$601,000** Sold Date **11-May-22**

Distance **1.32km**

RS = Recent sale

UN = Undisclosed Sale

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