

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

1/468 McClelland 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2021

to

31 Dec 2021

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

1/4 Alder Street Langwarrin VIC 3910	\$650,000	21-Dec-21
10 Faygate Court Frankston VIC 3199	\$680,000	28-Sep-21

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: 24 January 2022



1/4 Alder Street Langwarrin VIC 3910

 3  1  2

Sold Price

^{RS} **\$650,000**

Sold Date

21-Dec-21

Distance

0.53km



10 Faygate Court Frankston VIC 3199

 3  1  2

Sold Price

\$680,000

Sold Date

28-Sep-21

Distance

0.78km

RS = Recent sale

UN = Undisclosed Sale

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