

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

18 Newcastle Way, Langwarrin Vic 3910

Indicative selling price

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

Range between \$505,000

&

\$540,000

Median sale price

Median price \$585,000

Property Type Unit

Suburb Langwarrin

Period - From 01/04/2022

to

31/03/2023

Source REIV

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 six 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 | 4/7B Warrenwood PI LANGWARRIN 3910 | \$545,000 | 26/04/2023 |
| 2 | 4/275 Cranbourne Frankston Rd LANGWARRIN 3910 | \$530,000 | 22/03/2023 |
| 3 | 22/34 Potts Rd LANGWARRIN 3910 | \$520,000 | 22/11/2022 |

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 six months.~~

This Statement of Information was prepared on:

17/05/2023 09:12



Property Type: Unit

Agent Comments

Comparable Properties

4/7B Warrenwood PI LANGWARRIN 3910 (REI) Agent Comments



Price: \$545,000

Method:

Date: 26/04/2023

Property Type: Unit



**4/275 Cranbourne Frankston Rd
LANGWARRIN 3910 (REI)**

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 22/03/2023

Property Type: Unit

Land Size: 283 sqm approx



22/34 Potts Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$520,000

Method: Private Sale

Date: 22/11/2022

Property Type: Unit