

## 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

150A NORTH ROAD 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2021

to

30 Jun 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

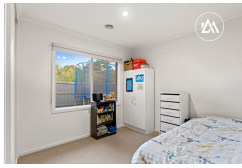
Date of sale

2/2 LANGEWAN ROAD LANGWARRIN VIC 3910	\$665,000	26-Apr-22
1/13 JOHN STREET LANGWARRIN VIC 3910	\$685,000	11-Apr-22
9 MARGARET STREET LANGWARRIN VIC 3910	\$685,000	22-Jul-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: 23 July 2022


**2/2 LANGEWAN ROAD  
LANGWARRIN VIC 3910**

3 2 2

 Sold Price **\$665,000** Sold Date **26-Apr-22**

 Distance **1.98km**

**1/13 JOHN STREET LANGWARRIN  
VIC 3910**

3 2 2

 Sold Price **\$685,000** Sold Date **11-Apr-22**

 Distance **1.02km**

**9 MARGARET STREET  
LANGWARRIN VIC 3910**

3 2 1

 Sold Price <sup>RS</sup> **\$685,000** Sold Date **22-Jul-22**

 Distance **1.08km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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