

## 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 Woodrush Drive 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

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$747,500

Property type

House

Suburb

Langwarrin

Period-from

01 Dec 2020

to

30 Nov 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

4 Woodrush Drive Langwarrin VIC 3910	\$1,260,000	05-Nov-21
11 Breese Road Langwarrin VIC 3910	\$1,210,000	14-Sep-21
3 Fernleigh Court Langwarrin VIC 3910	\$1,300,000	30-Nov-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: 07 December 2021



#### 4 Woodrush Drive Langwarrin VIC 3910

Sold Price <sup>RS</sup> **\$1,260,000** <sup>UN</sup> Sold Date **05-Nov-21**

 5  2  2

Distance **0.07km**



#### 11 Breese Road Langwarrin VIC 3910

Sold Price <sup>RS</sup> **\$1,210,000** <sup>UN</sup> Sold Date **14-Sep-21**

 5  2  2

Distance **0.23km**



#### 3 Fernleigh Court Langwarrin VIC 3910

Sold Price <sup>RS</sup> **\$1,300,000** Sold Date **30-Nov-21**

 5  2  2

Distance **0.41km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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