

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

380 WARRANDYTE ROAD, LANGWARRIN SOUTH, VIC 3911

Indicative selling price

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

Price Range: 1,250,000 to 1,350,000

Median sale price

Median price

\$1,050,000

House

X

Unit

Suburb

LANGWARRIN
SOUTH

Period

01 January 2017 to 31 December
2017

Source

 pricefinder

Comparable property sales

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.

Address of comparable property

Price

Date of sale

6 NIRVANA CL, LANGWARRIN SOUTH, VIC 3911	*\$1,350,000	16/11/2017
117 BARRETT'S RD, LANGWARRIN SOUTH, VIC 3911	*\$1,205,000	31/12/2017