

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

188 Warrandyte Road 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

*House

X

*Unit

Suburb

Langwarrin

Period-from

01 Aug 2018

to

31 Jul 2019

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

165 Warrandyte Road Langwarrin VIC 3910	\$510,000	16-Apr-19
1 Natalie Court Langwarrin VIC 3910	\$540,000	04-May-19
32 Cranhaven Road Langwarrin VIC 3910	\$555,000	22-Jul-19

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: 20 August 2019

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165 Warrandyte Road Langwarrin VIC 3910

Sold Price

\$510,000

Sold Date

16-Apr-19

 3

 2

 2

Distance

0.2km



1 Natalie Court Langwarrin VIC 3910

Sold Price

\$540,000

Sold Date

04-May-19

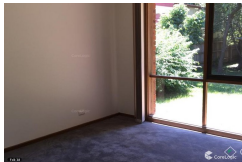
 3

 2

 2

Distance

0.73km



32 Cranhaven Road Langwarrin VIC 3910

Sold Price

^{RS} **\$555,000**

Sold Date

22-Jul-19

 3

 2

 2

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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