

## 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

9 BILBY LANE 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

\$565,000

&

\$585,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Langwarrin

Period-from

01 Aug 2021

to

31 Jul 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

404 MCCLELLAND DRIVE LANGWARRIN VIC 3910	\$580,000	01-Aug-22
48B KURANDA STREET LANGWARRIN VIC 3910	\$595,000	26-May-22
26 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910	\$585,000	27-Oct-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: 18 August 2022



**404 MCCLELLAND DRIVE  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price <sup>RS</sup> **\$580,000** <sup>UN</sup> Sold Date **01-Aug-22**

Distance **0.76km**



**48B KURANDA STREET  
LANGWARRIN VIC 3910**

 2  1  2

Sold Price **\$595,000** Sold Date **26-May-22**

Distance **2.29km**



**26 SOUTHAMPTON DRIVE  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$585,000** Sold Date **27-Oct-21**

Distance **3.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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