

# 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

2/36 Warrenwood Place, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$470,000 & \$517,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Langwarrin

Period - From 01/07/2022 to 30/06/2023 Source REIV

### 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 six 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
1	4/275 Cranbourne Frankston Rd LANGWARRIN 3910	\$530,000	22/03/2023
2	2/99 Cranhaven Rd LANGWARRIN 3910	\$520,000	30/04/2023
3	3/93 Warrandyte Rd LANGWARRIN 3910	\$510,000	24/05/2023

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 six months.~~

This Statement of Information was prepared on:

28/07/2023 17:33

2/36 Warrenwood Place, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

9775 7500

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**Indicative Selling Price**

\$470,000 - \$517,000

**Median Unit Price**

Year ending June 2023: \$580,000



**Property Type:**

Flat/Unit/Apartment (Res)

**Land Size:** 177 sqm approx

Agent Comments

## Comparable Properties



**4/275 Cranbourne Frankston Rd  
LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$530,000

**Method:** Private Sale

**Date:** 22/03/2023

**Property Type:** Unit

**Land Size:** 283 sqm approx



**2/99 Cranhaven Rd LANGWARRIN 3910  
(REI/VG)**

Agent Comments



**Price:** \$520,000

**Method:** Private Sale

**Date:** 30/04/2023

**Property Type:** Unit

**Land Size:** 206 sqm approx



**3/93 Warrandyte Rd LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$510,000

**Method:** Private Sale

**Date:** 24/05/2023

**Property Type:** Unit

**Land Size:** 258 sqm approx

**Account - Stockdale & Leggo Langwarrin** | P: 03 9775 7500 | F: 03 9775 7009



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