

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

3/3A LARCH STREET 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2022

to

30 Sep 2023

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

5/428 MCCLELLAND DRIVE LANGWARRIN VIC 3910	\$695,000	12-Jul-23
2/41 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$620,000	16-Aug-23
2/470 MCCLELLAND DRIVE LANGWARRIN VIC 3910	\$645,500	04-Oct-23

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: 25 October 2023


**5/428 MCCLELLAND DRIVE
LANGWARRIN VIC 3910**
 3  2  2

Sold Price

\$695,000

Sold Date

12-Jul-23

Distance

0.27km

**2/41 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**
 3  2  2

Sold Price

\$620,000

Sold Date

16-Aug-23

Distance

0.53km

**2/470 MCCLELLAND DRIVE
LANGWARRIN VIC 3910**
 3  2  2

Sold Price

^{RS} **\$645,500**

Sold Date

04-Oct-23

Distance

0.4km
RS = Recent sale

UN = Undisclosed Sale

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