

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

1/26 Lang 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

\$480,000

&

\$525,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2021

to

31 Jan 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

2/7 Jackson Drive Langwarrin VIC 3910	\$495,000	07-Aug-21
2/8 Alder Street Langwarrin VIC 3910	\$532,500	27-Sep-21
4/91 Southgateway Langwarrin VIC 3910	\$525,000	29-Nov-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: 07 February 2022



2/7 Jackson Drive Langwarrin VIC 3910

Sold Price

\$495,000

Sold Date **07-Aug-21**

 2  1  1

Distance **1km**



2/8 Alder Street Langwarrin VIC 3910

Sold Price

\$532,500

Sold Date **27-Sep-21**

 2  1  1

Distance **1.58km**



4/91 Southgateway Langwarrin VIC 3910

Sold Price

\$525,000

Sold Date **29-Nov-21**

 2  1  1

Distance **1.21km**



7/17 Warrandyte Road Langwarrin VIC 3910

Sold Price

Sold Date **01-Nov-21**

 2  1  1

Distance **0.37km**

RS = Recent sale

UN = Undisclosed Sale

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