

## 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

1/17 WARRANDYTE ROAD 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

\$535,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2022

to

31 Dec 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

1/424 MCCLELLAND DRIVE LANGWARRIN VIC 3910	\$600,000	17-Aug-22
23/165 NORTH ROAD LANGWARRIN VIC 3910	\$585,000	12-Oct-22
5/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$575,000	09-Jan-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: 30 January 2023



**1/424 MCCLELLAND DRIVE  
LANGWARRIN VIC 3910**

 3  2  2

Sold Price **\$600,000** Sold Date **17-Aug-22**

Distance **1.53km**

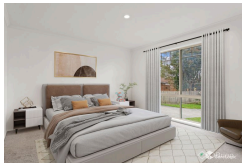


**23/165 NORTH ROAD  
LANGWARRIN VIC 3910**

 3  1  2

Sold Price **\$585,000** Sold Date **12-Oct-22**

Distance **1.1km**



**5/100 CRANBOURNE-FRANKSTON  
ROAD LANGWARRIN VIC 3910**

 3  1  1

Sold Price **\$575,000** Sold Date **09-Jan-23**

Distance **0.77km**

**RS** = Recent sale **UN** = Undisclosed Sale

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