

# 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

2/424 McClelland Drive, Langwarrin Vic 3910

### Indicative selling price

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

Range between \$575,000 & \$630,000

### Median sale price

Median price \$600,500 Property Type Unit Suburb Langwarrin

Period - From 01/04/2022 to 30/06/2022 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	5/93 Warrandyte Rd LANGWARRIN 3910	\$640,000	29/03/2022
2	11/165 North Rd LANGWARRIN 3910	\$625,000	14/04/2022
3	23 Francis Cr LANGWARRIN 3910	\$610,000	23/04/2022

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:

03/08/2022 14:16



3   2   2

**Property Type:** Unit

**Land Size:** 280 sqm approx

Agent Comments

## Comparable Properties



**5/93 Warrandyte Rd LANGWARRIN 3910 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$640,000

**Method:** Private Sale

**Date:** 29/03/2022

**Property Type:** Unit



**11/165 North Rd LANGWARRIN 3910 (REI/VG)**

Agent Comments

3   1   2

**Price:** \$625,000

**Method:** Private Sale

**Date:** 14/04/2022

**Property Type:** House

**Land Size:** 235 sqm approx

**23 Francis Cr LANGWARRIN 3910 (VG)**

Agent Comments

3   -   -

**Price:** \$610,000

**Method:** Sale

**Date:** 23/04/2022

**Property Type:** Strata Unit/Townhouse -  
Conjoined