

## 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

1/9 Warrindale Close 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

\$435,000

&

\$465,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2019

to

29 Feb 2020

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

8/8 Norwarran Way Langwarrin VIC 3910	\$467,000	24-Nov-19
2/72 Beech Street Langwarrin VIC 3910	\$463,000	18-Oct-19
2/2 Alder Street Langwarrin VIC 3910	\$470,000	26-Sep-19

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: 10 March 2020



**8/8 Norwarran Way Langwarrin VIC 3910** Sold Price **\$467,000** Sold Date **24-Nov-19**

 3  1  2

Distance **0.37km**



**2/72 Beech Street Langwarrin VIC 3910** Sold Price **\$463,000** Sold Date **18-Oct-19**

 3  1  1

Distance **1.21km**



**2/2 Alder Street Langwarrin VIC 3910** Sold Price **\$470,000** Sold Date **26-Sep-19**

 3  1  1

Distance **1.69km**

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

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