

## 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

51 BEECH STREET LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$665,000

&

\$705,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2022

to

28 Feb 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 LAPWING COURT LANGWARRIN VIC 3910	\$685,000	21-Jan-23
1 MOATE STREET LANGWARRIN VIC 3910	\$705,000	14-Dec-22
155 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$710,000	14-Nov-22

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: 14 March 2023


**5 LAPWING COURT LANGWARRIN  
VIC 3910**
 3    2    2

Sold Price

**\$685,000**

Sold Date

**21-Jan-23**

Distance

**0.84km**

**1 MOATE STREET LANGWARRIN  
VIC 3910**
 4    2    2

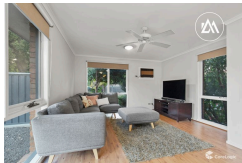
Sold Price

**\$705,000**

Sold Date

**14-Dec-22**

Distance

**0.22km**

**155 CRANBOURNE-FRANKSTON  
ROAD LANGWARRIN VIC 3910**
 4    2    2

Sold Price

**\$710,000**

Sold Date

**14-Nov-22**

Distance

**0.87km**

RS = Recent sale

UN = Undisclosed Sale

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