



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

**54 Warrandyte Road,  
LANGWARRIN 3910**

### Indicative selling price

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

**Single price \$460,000**

### Median sale price

Median **House** for **LANGWARRIN** for period **Jul 2018 - Sep 2018**

Sourced from **REIV**.

**\$645,000**

### Comparable property sales

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 the most comparable to the property for sale.

**130 North Road,**  
Langwarrin 3910

Price **\$530,000** Sold 25 July  
2018

**59 Hornsby Drive,**  
Langwarrin 3910

Price **\$515,999** Sold 15  
August 2018

**126 Cranbourne-Frankston Road,**  
Langwarrin 3910

Price **\$505,000** Sold 09  
November 2018

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

House

3 beds

1 baths

### Stockdale & Leggo Langwarrin

Shop 1, The Gateway 230  
Cranbourne Frankston Rd,  
Langwarrin VIC 3910

### Contact agents



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**Stockdale  
& Leggo**