

## 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

43 Southampton 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$545,000

&

\$575,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2021

to

31 Dec 2021

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

6/30 Warrenwood Place Langwarrin VIC 3910	\$572,000	09-Dec-21
2/9 Warrenwood Place Langwarrin VIC 3910	\$580,000	29-Nov-21
7/85 Warrandyte Road Langwarrin VIC 3910	\$600,000	10-Jul-21

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: 25 January 2022



**6/30 Warrenwood Place  
Langwarrin VIC 3910**

 2  1  1

Sold Price

<sup>RS</sup> **\$572,000**

Sold Date

**09-Dec-21**

Distance

**3.28km**



**2/9 Warrenwood Place Langwarrin  
VIC 3910**

 2  1  2

Sold Price

<sup>RS</sup> **\$580,000**

Sold Date

**29-Nov-21**

Distance

**3.37km**



**7/85 Warrandyte Road Langwarrin  
VIC 3910**

 2  1  1

Sold Price

**\$600,000**

Sold Date

**10-Jul-21**

Distance

**3.31km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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