

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

2/43 RICHARD DRIVE LANGWARRIN VIC 3910

Indicative selling price

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

Single Price

or range
between

\$575,000

&

\$632,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Dec 2022

to

30 Nov 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

65/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$650,000	08-Aug-23
2/38 RICHARD DRIVE LANGWARRIN VIC 3910	\$630,000	27-Nov-23
16/170 UNION ROAD LANGWARRIN VIC 3910	\$615,000	24-Jul-23

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: 06 December 2023



**65/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

 3  1  2

Sold Price **\$650,000** Sold Date **08-Aug-23**

Distance **1.14km**



**2/38 RICHARD DRIVE
LANGWARRIN VIC 3910**

 3  1  1

Sold Price ^{RS} **\$630,000** ^{UN} Sold Date **27-Nov-23**

Distance **0.14km**



**16/170 UNION ROAD
LANGWARRIN VIC 3910**

 3  1  2

Sold Price **\$615,000** Sold Date **24-Jul-23**

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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