

## 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

13A BEVNOL ROAD 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

\$550,000

&

\$600,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2021

to

30 Apr 2022

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

6/15 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$602,000	09-Mar-22
48 KURANDA STREET LANGWARRIN VIC 3910	\$600,000	20-Dec-21
6/162 UNION ROAD LANGWARRIN VIC 3910	\$586,000	24-Jan-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: 17 May 2022


**6/15 WARRENWOOD PLACE  
LANGWARRIN VIC 3910**
 2  1  1

Sold Price

<sup>RS</sup> **\$602,000** Sold Date **09-Mar-22**

Distance **0.83km**

**48 KURANDA STREET  
LANGWARRIN VIC 3910**
 2  1  1

Sold Price

<sup>RS</sup> **\$600,000** Sold Date **20-Dec-21**

Distance **0.41km**

**6/162 UNION ROAD LANGWARRIN  
VIC 3910**
 2  1  1

Sold Price

<sup>RS</sup> **\$586,000** Sold Date **24-Jan-22**

Distance **-**
**RS** = Recent sale

**UN** = Undisclosed Sale

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