

## 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

9 WARRANDYTE ROAD 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

\$839,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2023

to

29 Feb 2024

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

11 STOCKHAVEN CIRCUIT LANGWARRIN VIC 3910	\$825,000	04-Mar-24
24 NORTHGATEWAY LANGWARRIN VIC 3910	\$827,500	03-Nov-23
4 TRENTAM WAY LANGWARRIN VIC 3910	\$860,000	22-Aug-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: 28 March 2024



**11 STOCKHAVEN CIRCUIT  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price <sup>RS</sup> **\$825,000** Sold Date **04-Mar-24**

Distance **0.7km**



**24 NORTHGATEWAY  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price **\$827,500** Sold Date **03-Nov-23**

Distance **1.24km**



**4 TRENTHAM WAY LANGWARRIN  
VIC 3910**

 4  2  2

Sold Price **\$860,000** Sold Date **22-Aug-23**

Distance **1.36km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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