

## 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

82A BEECH STREET 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

or range  
between

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2023

to

30 Sep 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

3 TURNER ROAD LANGWARRIN VIC 3910	\$700,000	14-Jun-24
3/3A LARCH STREET LANGWARRIN VIC 3910	\$650,000	08-Nov-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: 13 October 2024



## 3 TURNER ROAD LANGWARRIN VIC 3910

3 1 4

Sold Price <sup>RS</sup> **\$700,000** <sup>UN</sup> Sold Date **14-Jun-24**

Distance **0.16km**



## 3/3A LARCH STREET LANGWARRIN VIC 3910

3 2 2

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

Distance **0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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