

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 112A Beech Street, Langwarrin, VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$625,000

&

\$675,000

Median sale price

Median price

\$575,000

Property Type

Unit

Suburb

Langwarrin (3910)

Period - From

01/12/2023

to

30/11/2024

Source

Corelogic

Comparable property sales

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These are the three properties sold within two kilometres of the property for sale in the last six 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
4/165 NORTH ROAD, LANGWARRIN VIC 3910	\$650,000	12/06/2024
3/4 MAPLE STREET, LANGWARRIN VIC 3910	\$660,000	01/11/2024
220 NORTH ROAD, LANGWARRIN VIC 3910	\$661,000	26/10/2024

This Statement of Information was prepared on: 11/12/2024