

## Statement of Information Single residential property located in the Melbourne metropolitan area

## Property offered for sale

## Section 47AF of the Estate Agents Act 1980



## Comparable property sales

These are the 4 properties sold within 6 kilometers of the property for sale in the last 10 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

102 YARRALUMLA DRIVE LANGWARRIN 3910	Sold Price	\$1,515,000	Sold Date Distance	08-Oct-23 5.31km
30 RED WATTLEBIRD CRESCENT LANGWARRIN 3910 ■ 4	Sold Price	\$1,520,000	Sold Date Distance	17-Feb-24 1.85km
28 EDWARD STREET LANGWARRIN 3910 ☐ 5 ⓑ 3 ⇔ 4 Land size approx. 1376sqm	Sold Price	\$1,525,000	Sold Date Distance	20-Nov-23 2.77km
85 POTTS ROAD LANGWARRIN 3910	Sold Price	\$1,530,000	Sold Date Distance	01-May-24 5.6km

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