

Statement of Information

Single residential property located in the Melbourne metropolitan area

Property offered for sale

Section 47AF of the Estate Agents Act 1980

Address
Including suburb and
postcode

350 ROBINSONS ROAD, LANGWARRIN SOUTH 3911

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

\$1,420,000

&

\$1,520,000

Period-from

01 Jul 2023

to

30 Jun 2024

Source

Corelogic

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

 4  2  4

Land size approx. 1752sqm

Sold Price

\$1,515,000

Sold Date

08-Oct-23

Distance

5.31km



30 RED WATTLEBIRD CRESCENT
LANGWARRIN 3910

 4  2  4

Land size approx. 1280sqm

Sold Price

\$1,520,000

Sold Date

17-Feb-24

Distance

1.85km



28 EDWARD STREET
LANGWARRIN 3910

 5  3  4

Land size approx. 1376sqm

Sold Price

\$1,525,000

Sold Date

20-Nov-23

Distance

2.77km



85 POTTS ROAD
LANGWARRIN 3910

 5  3  4

Land size approx. 1808sqm

Sold Price

\$1,530,000

Sold Date

01-May-24

Distance

5.6km