

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

1/472 McClelland Drive Langwarrin VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$645,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$807,000

Property type

Other

Suburb

Langwarrin

Period-from

01 Feb 2021

to

31 Jan 2022

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 Francis Crescent Langwarrin VIC 3910	\$595,000	20-Dec-21
20/165 North Road Langwarrin VIC 3910	\$615,000	23-Sep-21

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: 22 February 2022



3 Francis Crescent Langwarrin VIC 3910

Sold Price

^{RS} **\$595,000**

Sold Date

20-Dec-21



3



1



1

Distance

1.02km



20/165 North Road Langwarrin VIC 3910

Sold Price

\$615,000

Sold Date

23-Sep-21



3



1



2

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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