

# 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

6/95 Warrandyte Road, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$525,000 Property Type Unit Suburb Langwarrin

Period - From 01/10/2020 to 31/12/2020 Source REIV

### 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 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
1	3/1 Athol Ct LANGWARRIN 3910	\$446,500	23/01/2021
2	32/15 Peninsula Cr LANGWARRIN 3910	\$445,000	16/02/2021
3	3/10 Athol Ct LANGWARRIN 3910	\$440,000	24/11/2020

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 six months.~~

This Statement of Information was prepared on:

15/03/2021 11:40



**Property Type:** Unit

Agent Comments

## Comparable Properties



**3/1 Athol Ct LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$446,500

**Method:** Private Sale

**Date:** 23/01/2021

**Property Type:** Unit

**Land Size:** 210 sqm approx



**32/15 Peninsula Cr LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$445,000

**Method:** Private Sale

**Date:** 16/02/2021

**Property Type:** Unit



**3/10 Athol Ct LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$440,000

**Method:** Private Sale

**Date:** 24/11/2020

**Property Type:** Unit