

## 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

7/8 Norwarran Way Langwarrin VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$560,000

&

\$590,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,750

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2020

to

31 Aug 2021

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

11/8 Norwarran Way Langwarrin VIC 3910	\$570,000	20-Jun-21
1/93 Warrandyte Road Langwarrin VIC 3910	\$570,000	25-Aug-21
7 Everton Lane Langwarrin VIC 3910	\$570,000	04-Aug-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: 21 September 2021



**11/8 Norwarran Way Langwarrin VIC 3910**

3 1 2

Sold Price

**\$570,000**

Sold Date

**20-Jun-21**

Distance

**0.04km**



**1/93 Warrandyte Road Langwarrin VIC 3910**

3 1 2

Sold Price

<sup>RS</sup> **\$570,000**

Sold Date

**25-Aug-21**

Distance

**0.59km**



**7 Everton Lane Langwarrin VIC 3910**

3 1 2

Sold Price

Sold Date

**04-Aug-21**

Distance

**3.8km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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