

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

3/45 AQUEDUCT ROAD 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

\$580,000

&

\$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2023

to

29 Feb 2024

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

4/9 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$580,000	23-Oct-23
2/43 RICHARD DRIVE LANGWARRIN VIC 3910	\$620,000	12-Dec-23
16/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$650,000	10-Oct-23

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: 04 March 2024

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**4/9 WARRENWOOD PLACE
LANGWARRIN VIC 3910**

3 1 2

Sold Price **\$580,000** Sold Date **23-Oct-23**

Distance **0.61km**



**2/43 RICHARD DRIVE
LANGWARRIN VIC 3910**

3 1 2

Sold Price **\$620,000** Sold Date **12-Dec-23**

Distance **1.04km**



**16/210 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

3 1 2

Sold Price **\$650,000** Sold Date **10-Oct-23**

Distance **1.43km**

RS = Recent sale **UN** = Undisclosed Sale

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