

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

25/145 UNION 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

\$595,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2024

to

31 Jan 2025

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

10/160 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$622,500	27-Sep-24
17/8 NORWARRAN WAY LANGWARRIN VIC 3910	\$596,000	20-Dec-24

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: 18 February 2025



**10/160 WARRANDYTE ROAD
 LANGWARRIN VIC 3910**

 2  2  1

Sold Price **\$622,500** Sold Date **27-Sep-24**

Distance **0.59km**



**17/8 NORWARRAN WAY
 LANGWARRIN VIC 3910**

 3  1  2

Sold Price **\$596,000** Sold Date **20-Dec-24**

Distance **0.74km**

RS = Recent sale UN = Undisclosed Sale

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