

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

2/24 MAXWELL COURT 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

\$525,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2023

to

30 Jun 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

5/4 JOHN STREET LANGWARRIN VIC 3910	\$578,000	10-Apr-24
3/196 NORTH ROAD LANGWARRIN VIC 3910	\$555,000	09-May-24
69/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$550,000	14-May-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: 27 July 2024

Michelle Stephens

M 0417 352 644

E michelle.stephens@obre.com.au



**5/4 JOHN STREET LANGWARRIN
VIC 3910**

 2  1  1

Sold Price

\$578,000

Sold Date **10-Apr-24**

Distance **1.65km**



**3/196 NORTH ROAD LANGWARRIN
VIC 3910**

 2  1  1

Sold Price

\$555,000

Sold Date **09-May-24**

Distance **0.39km**



**69/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

 2  1  1

Sold Price

^{RS} **\$550,000** ^{UN}

Sold Date **14-May-24**

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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