

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

2/3 Warrenwood Place 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$532,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2021

to

31 Dec 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

3/160 Warrandyte Road Langwarrin VIC 3910	\$700,000	29-Jul-21
6/5 Serra Close Langwarrin VIC 3910	\$611,000	18-Nov-21
1/428 McClelland Drive Langwarrin VIC 3910	\$695,000	19-Sep-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: 24 January 2022



3/160 Warrandyte Road Langwarrin VIC 3910 Sold Price **\$700,000** Sold Date **29-Jul-21**

 3  2  2

Distance **0.86km**



6/5 Serra Close Langwarrin VIC 3910 Sold Price **\$611,000** Sold Date **18-Nov-21**

 3  2  2

Distance **0.74km**



1/428 McClelland Drive Langwarrin VIC 3910 Sold Price **\$695,000** Sold Date **19-Sep-21**

 3  2  2

Distance **2.78km**

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

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