

STATEMENT OF INFORMATION

410 WARRANDYTE ROAD, LANGWARRIN SOUTH, VIC 3911

PREPARED BY HAIM REAL ESTATE, 627 CAMBERWELL ROAD CAMBERWELL

Statement of Information

Single residential property located in the Melbourne metropolitan area

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address
Including suburb and
postcode

410 WARRANDYTE ROAD, LANGWARRIN SOUTH, VIC 3911

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price:

\$2,050,000

Median sale price

Median price

\$1,900,000

Property type

House

Suburb

LANGWARRIN
SOUTH

Period

01 April 2021 to 31 March 2022

Source

pricefinder

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six 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

455 WARRANDYTE RD, LANGWARRIN SOUTH, VIC 3911	\$1,850,000	18/11/2021
260 WARRANDYTE RD, LANGWARRIN, VIC 3910	\$1,925,000	25/10/2021
264 WARRANDYTE RD, LANGWARRIN, VIC 3910	\$2,100,000	20/12/2021

This Statement of Information was prepared on:

21/04/2022