

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

8/15 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2020

to

30 Apr 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

4/30 Warrenwood Place Langwarrin VIC 3910	\$576,000	05-Mar-21
3/162 Union Road Langwarrin VIC 3910	\$590,000	22-Jan-21
3/75 Cranbourne-Frankston Road Langwarrin VIC 3910	\$550,000	27-Apr-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: 18 May 2021



4/30 Warrenwood Place Langwarrin VIC 3910

 3  2  2

Sold Price **\$576,000** Sold Date **05-Mar-21**

Distance **0.16km**



3/162 Union Road Langwarrin VIC 3910

 3  2  2

Sold Price **\$590,000** Sold Date **22-Jan-21**

Distance **0.2km**



3/75 Cranbourne-Frankston Road Langwarrin VIC 3910

 3  2  2

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **27-Apr-21**

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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