

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

2/93 WARRANDYTE 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

\$460,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jun 2022

to

31 May 2023

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

3/93 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$510,000	24-May-23
8/95 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$480,000	01-Sep-22
1/41 DUNN CRESCENT LANGWARRIN VIC 3910	\$492,000	20-Oct-22

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: 28 June 2023



3/93 WARRANDYTE ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price ^{RS} **\$510,000** ^{UN} Sold Date **24-May-23**

Distance **0.02km**

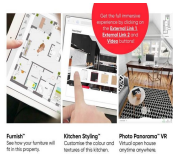


8/95 WARRANDYTE ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **\$480,000** Sold Date **01-Sep-22**

Distance **0.03km**



1/41 DUNN CRESCENT LANGWARRIN VIC 3910

2 1 1

Sold Price **\$492,000** Sold Date **20-Oct-22**

Distance **0.49km**

RS = Recent sale

UN = Undisclosed Sale

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