

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

1/196 North 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

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Nov 2020

to

31 Oct 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

1/17 Wahgunyah Crescent Langwarrin VIC 3910	\$632,000	10-Nov-21
20/165 North Road Langwarrin VIC 3910	\$615,000	23-Sep-21
19 Breese Road Langwarrin VIC 3910	\$650,000	22-Jun-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: 17 November 2021



**1/17 Wahgunyah Crescent
Langwarrin VIC 3910**

 3  1  1

Sold Price ^{RS} **\$632,000** Sold Date **10-Nov-21**

Distance **0.2km**



**20/165 North Road Langwarrin VIC
3910**

 3  1  2

Sold Price **\$615,000** Sold Date **23-Sep-21**

Distance **0.24km**



**19 Breese Road Langwarrin VIC
3910**

 3  1  1

Sold Price **\$650,000** Sold Date **22-Jun-21**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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