

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

1/424 McClelland Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$575,000

&

\$630,000

Median sale price

Median price \$600,500

Property Type Unit

Suburb Langwarrin

Period - From 01/04/2022

to 30/06/2022

Source REIV

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 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
1	5/93 Warrandyte Rd LANGWARRIN 3910	\$640,000	29/03/2022
2	11/165 North Rd LANGWARRIN 3910	\$625,000	14/04/2022
3	23 Francis Cr LANGWARRIN 3910	\$610,000	23/04/2022

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 six months.~~

This Statement of Information was prepared on:

03/08/2022 14:13



 3  2  2

Property Type: Unit

Land Size: 343 sqm approx

Agent Comments

Comparable Properties



5/93 Warrandyte Rd LANGWARRIN 3910 (REI/VG)

Agent Comments

 3  1  2

Price: \$640,000

Method: Private Sale

Date: 29/03/2022

Property Type: Unit



11/165 North Rd LANGWARRIN 3910 (REI/VG) Agent Comments

 3  1  2

Price: \$625,000

Method: Private Sale

Date: 14/04/2022

Property Type: House

Land Size: 235 sqm approx

23 Francis Cr LANGWARRIN 3910 (VG)

Agent Comments

 3  -  -

Price: \$610,000

Method: Sale

Date: 23/04/2022

Property Type: Strata Unit/Townhouse -
Conjoined