

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	25 Yarralumla Drive, Langwarrin, VIC 3910
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Indicative selling price

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

Price Range	\$1,300,000	&	\$1,400,000
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Median sale price

Median price	\$842,500	Property Type	House	Suburb	Langwarrin (3910)
Period - From	01/07/2023	to	30/06/2024	Source	Corelogic

Comparable property sales

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
36 RED WATTLEBIRD CRESCENT, LANGWARRIN VIC 3910	\$1,325,000	25/01/2024
12 MINTBUSH TERRACE, LANGWARRIN VIC 3910	\$1,360,000	05/02/2024
12 HEATHERWOOD GROVE, LANGWARRIN VIC 3910	\$1,366,000	30/04/2024

This Statement of Information was prepared on: 10/07/2024