

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

1/45 RICHARD DRIVE 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

\$570,000

&

\$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$842,500

Property type

House

Suburb

Langwarrin

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/43 RICHARD DRIVE LANGWARRIN VIC 3910	\$620,000	12-Dec-23
3/196 NORTH ROAD LANGWARRIN VIC 3910	\$555,000	09-May-24
16/170 UNION ROAD LANGWARRIN VIC 3910	\$615,000	24-Jul-23

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: 01 August 2024



**2/43 RICHARD DRIVE
LANGWARRIN VIC 3910**

3 1 2

Sold Price **\$620,000** Sold Date **12-Dec-23**

Distance **0.04km**



**3/196 NORTH ROAD LANGWARRIN
VIC 3910**

2 1 1

Sold Price **\$555,000** Sold Date **09-May-24**

Distance **0.25km**



**16/170 UNION ROAD
LANGWARRIN VIC 3910**

3 1 2

Sold Price **\$615,000** Sold Date **24-Jul-23**

Distance **0.26km**

RS = Recent sale UN = Undisclosed Sale

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