

## 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

535 Robinsons Road Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,300,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Oct 2018

to

30 Sep 2019

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

6 Martlesham Drive Langwarrin South VIC 3911	\$1,500,000	19-Jun-19
95 Highfield Drive Langwarrin South VIC 3911	\$1,237,500	26-Jun-19
1567 Dandenong-Hastings Road Langwarrin VIC 3910	\$1,250,000	17-May-19

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: 02 October 2019



**6 Martlesham Drive Langwarrin  
South VIC 3911**

5 5 8

Sold Price <sup>RS</sup> **\$1,500,000** Sold Date **19-Jun-19**

Distance **1.27km**



**95 Highfield Drive Langwarrin  
South VIC 3911**

4 2 6

Sold Price <sup>RS</sup> **\$1,237,500** Sold Date **26-Jun-19**

Distance **1.38km**



**1567 Dandenong-Hastings Road  
Langwarrin VIC 3910**

4 2 2

Sold Price **\$1,250,000** Sold Date **17-May-19**

Distance **1.95km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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