

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

16/95 Warrandyte 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

\$435,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2019

to

31 Dec 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

8/8 Norwarran Way Langwarrin VIC 3910	\$467,000	22-Nov-19
2/72 Beech Street Langwarrin VIC 3910	\$463,000	18-Oct-19
2/2 Alder Street Langwarrin VIC 3910	\$470,000	26-Sep-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 January 2020



8/8 Norwarran Way Langwarrin VIC 3910 Sold Price **\$467,000** Sold Date **22-Nov-19**

 3  1  2

Distance **0.57km**



2/72 Beech Street Langwarrin VIC 3910 Sold Price **\$463,000** Sold Date **18-Oct-19**

 3  1  2

Distance **1.04km**



2/2 Alder Street Langwarrin VIC 3910 Sold Price **\$470,000** Sold Date **26-Sep-19**

 3  1  1

Distance **1.53km**

RS = Recent sale

UN = Undisclosed Sale

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