

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	21 Elm Grove, Langwarrin, VIC 3910
---	------------------------------------

Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Price Range	\$940,000	&	\$1,010,000
-------------	-----------	---	-------------

Median sale price

Median price	\$842,500	Property Type	House	Suburb	Langwarrin (3910)
Period - From	01/08/2023	to	31/07/2024	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
121 WARRANDYTE ROAD, LANGWARRIN VIC 3910	\$980,000	20/05/2024
27 LANG ROAD, LANGWARRIN VIC 3910	\$1,000,000	15/03/2024
14 SUNDEW DRIVE, LANGWARRIN VIC 3910	\$1,025,500	26/03/2024

This Statement of Information was prepared on: 07/08/2024