

## 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

2/26 LANG 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

\$580,000

&

\$635,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2021

to

28 Feb 2022

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

1/101 SOUTHGATEWAY LANGWARRIN VIC 3910	\$628,000	10-Sep-21
1/4 ALDER STREET LANGWARRIN VIC 3910	\$650,000	29-Nov-21
1/17 WAHGUNYAH CRESCENT LANGWARRIN VIC 3910	\$632,000	03-Nov-21

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: 20 March 2022



**1/101 SOUTHGATEWAY  
LANGWARRIN VIC 3910**

 3  1  1

Sold Price **\$628,000** Sold Date **10-Sep-21**

Distance -



**1/4 ALDER STREET LANGWARRIN  
VIC 3910**

 3  1  2

Sold Price **\$650,000** Sold Date **29-Nov-21**

Distance **1.63km**



**1/17 WAHGUNYAH CRESCENT  
LANGWARRIN VIC 3910**

 3  1  1

Sold Price **\$632,000** Sold Date **03-Nov-21**

Distance **1.15km**

RS = Recent sale UN = Undisclosed Sale

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