

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

2D ALDER STREET 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

\$690,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$830,000

Property type

Other

Suburb

Langwarrin

Period-from

01 Aug 2022

to

31 Jul 2023

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

5/428 MCCLELLAND DRIVE LANGWARRIN VIC 3910	\$695,000	24-Jul-23
2/472 MCCLELLAND DRIVE LANGWARRIN VIC 3910	\$715,000	25-Feb-22
4/21 EDWARD STREET LANGWARRIN VIC 3910	\$715,000	05-Jun-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: 15 August 2023



**5/428 MCCLELLAND DRIVE
LANGWARRIN VIC 3910**

3 2 2

Sold Price

RS

\$695,000

Sold Date

24-Jul-23

Distance

0.1km



**2/472 MCCLELLAND DRIVE
LANGWARRIN VIC 3910**

3 2 1

Sold Price

\$715,000

Sold Date

25-Feb-22

Distance

0.47km



**4/21 EDWARD STREET
LANGWARRIN VIC 3910**

3 2 2

Sold Price

RS

\$715,000

Sold Date

05-Jun-23

Distance

0.6km

RS = Recent sale

UN = Undisclosed Sale

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