

## 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

5/34 JULIE COURT LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

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

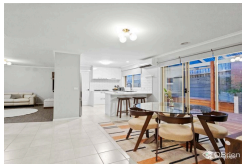
Date of sale

|   |           |           |
|---|-----------|-----------|
| 4/275 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910 | \$530,000 | 22-Mar-23 |
| 4/7B WARRENWOOD PLACE LANGWARRIN VIC 3910           | \$545,000 | 26-Apr-23 |
| 10/93 WARRANDYTE ROAD LANGWARRIN VIC 3910           | \$545,000 | 29-Jul-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: 21 August 2023



**4/275 CRANBOURNE-FRANKSTON  
ROAD LANGWARRIN VIC 3910**

 2  1  1

Sold Price

**\$530,000**

Sold Date

**22-Mar-23**

Distance

**0.86km**



**4/7B WARRENWOOD PLACE  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

**\$545,000**

Sold Date

**26-Apr-23**

Distance

**2.35km**



**10/93 WARRANDYTE ROAD  
LANGWARRIN VIC 3910**

 2  1  2

Sold Price

<sup>RS</sup> **\$545,000**

Sold Date

**29-Jul-23**

Distance

**2.4km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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