

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

1/6 MORECROFT WAY 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

\$675,000

&

\$735,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Apr 2024

to

31 Mar 2025

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

5/170 NORTH ROAD LANGWARRIN VIC 3910	\$697,500	10-Mar-25
2/50 EDWARD STREET LANGWARRIN VIC 3910	\$710,000	05-Mar-25
4/3 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$710,000	04-Nov-24

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: 01 April 2025

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5/170 NORTH ROAD LANGWARRIN VIC 3910

3 2 2

Sold Price

^{RS} **\$697,500**

Sold Date

10-Mar-25

Distance

0.84km



2/50 EDWARD STREET LANGWARRIN VIC 3910

3 2 2

Sold Price

^{RS} **\$710,000**

Sold Date

05-Mar-25

Distance

1.93km



4/3 WARRENWOOD PLACE LANGWARRIN VIC 3910

3 2 2

Sold Price

\$710,000

Sold Date

04-Nov-24

Distance

0.32km

RS = Recent sale

UN = Undisclosed Sale

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