

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

3/45 RICHARD DRIVE 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

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2024

to

28 Feb 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

2/50 EDWARD STREET LANGWARRIN VIC 3910	\$712,500	05-Mar-25
4/3 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$710,000	04-Nov-24
5/170 NORTH ROAD LANGWARRIN VIC 3910	\$697,500	10-Mar-25

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.~~

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**2/50 EDWARD STREET
LANGWARRIN VIC 3910**

3 2 2

Sold Price

^{RS} **\$712,500** Sold Date **05-Mar-25**

Distance **1.74km**



**4/3 WARRENWOOD PLACE
LANGWARRIN VIC 3910**

3 2 2

Sold Price

\$710,000 Sold Date **04-Nov-24**

Distance **0.53km**



**5/170 NORTH ROAD LANGWARRIN
VIC 3910**

3 2 2

Sold Price

^{RS} **\$697,500** Sold Date **10-Mar-25**

Distance **0.48km**

RS = Recent sale

UN = Undisclosed Sale

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