

## 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

6/9 WARRENWOOD PLACE 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

\$589,000

or range  
between

&

### 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

6/15 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$590,000	16-Dec-24
3/5 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$617,000	02-Nov-24
1/5 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$580,000	06-Dec-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: 17 March 2025



**6/15 WARRENWOOD PLACE  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$590,000** Sold Date **16-Dec-24**

Distance **0.05km**



**3/5 WARRENWOOD PLACE  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$617,000** Sold Date **02-Nov-24**

Distance **0.07km**



**1/5 WARRENWOOD PLACE  
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$580,000** Sold Date **06-Dec-24**

Distance **0.07km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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