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	10/93 WARRANDYTE ROAD 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	$495,000	&	$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Jul 2022	to	30 Jun 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
2/29 KORINA COURT LANGWARRIN VIC 3910	$525,000	31-Jan-23
2/99 CRANHAVEN ROAD LANGWARRIN VIC 3910	$520,000	17-Apr-23
3/93 WARRANDYTE ROAD LANGWARRIN VIC 3910	$510,000	24-May-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: 25 July 2023

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2/29 KORINA COURT LANGWARRIN VIC 3910

2 1 1

Sold Price **$525,000** Sold Date **31-Jan-23**

Distance **0.31km**



2/99 CRANHAVEN ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **$520,000** Sold Date **17-Apr-23**

Distance **0.15km**



3/93 WARRANDYTE ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **$510,000** Sold Date **24-May-23**

Distance **0.06km**

RS = Recent sale **UN** = Undisclosed Sale

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