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	4/9 WARRENWOOD PLACE 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	$550,000	&	$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Oct 2022	to	30 Sep 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
3/15 WARRENWOOD PLACE LANGWARRIN VIC 3910	$600,000	04-May-23
1/275 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	$590,000	25-Apr-23
20/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	$565,000	23-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: 14 October 2023

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3/15 WARRENWOOD PLACE LANGWARRIN VIC 3910

3 1 2

Sold Price **$600,000** Sold Date **04-May-23**

Distance **0.07km**



1/275 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

3 1 2

Sold Price **$590,000** Sold Date **25-Apr-23**

Distance **1.98km**



20/15 PENINSULA CRESCENT LANGWARRIN VIC 3910

2 1 1

Sold Price **$565,000** Sold Date **23-May-23**

Distance **1.5km**

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

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