Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.

The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of the *Estate Agents Act 1980*.

The estate agent or agent's representative engaged to sell the property is required to prepare this Statement of Information. It must be used when **a single residential property located in the Melbourne metropolitan area** is being offered for sale. The Determination setting out the local government areas that comprise the Melbourne metropolitan area is published on the Consumer Affairs Victoria website at **consumer.vic.gov.au/underquoting.**

The indicative selling price in this Statement of Information may be expressed as a single price, or as a price range with the difference between the upper and lower amounts not more than 10% of the lower amount.

This Statement of Information must be provided to a prospective buyer within two business days of a request and displayed at any open for inspection for the property for sale.

It is recommended that the address of the property being offered for sale be checked at services.land.vic.gov.au/landchannel/content/address Search before being entered in this Statement of Information.

Property offered for sale

42 Beech Street 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 **$ 1,030,000** | & **$ 1,133,000**

Median sale price

(*Delete house or unit as applicable)

Median price **$907,500** | *House X | *Unit | Suburb **Langwarrin**

Period - From **27.10.2024** **14.03.2025** | Source **Realestate.com.au & Pricefinder**

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 six 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
1. 11 Larch Street Langwarrin VIC 3910	21.12.2024	$1,025,000
2. 21 Elm Grove Langwarrin VIC 3910	01.11.2024	$1,020,000
3. 11 Popular Grove Langwarrin VIC 3910	27.10.2024	$950,000



11 LARCH ST, LANGWARRIN 3910

4 2 2

Sale Price:	$1,025,000 (Normal Sale)
Sale Date:	21/12/2024
Original Price:	For Sale
Final Price:	$1,025,000
RPD:	186//LP44841
Features:	IMPROVEMENTS: FLOORBOARDS, DISHW...

Property Type:	House
Property Area:	836m²
Original % Chg:	
Final % Chg:	
Distance:	331m



21 ELM GR, LANGWARRIN 3910

4 2 2

Sale Price:	$1,020,000 (Normal Sale)
Sale Date:	02/11/2024
Original Price:	$940,000 - $1,010,000
Final Price:	$940,000 - $1,010,000
RPD:	37//LP44841
Features:	AIR CONDITIONED

Property Type:	House
Property Area:	821m²
Original % Chg:	
Final % Chg:	
Days to Sell:	25
Distance:	442m



11 POPLAR GR, LANGWARRIN 3910

4 3 1

Sale Price:	$950,000 (Normal Sale)
Sale Date:	21/10/2024
Original Price:	$880,000 - $965,000 (Under Offer)
Final Price:	$880,000 - $965,000
RPD:	135//LP44841
Features:	AIR CONDITIONED, STUDY, IMPROVEMEN...

Property Type:	House
Property Area:	836m²
Original % Chg:	
Final % Chg:	
Days to Sell:	10
Distance:	463m