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	1/8 MARGARET 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	$615,000	&	$665,000

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
10/160 WARRANDYTE ROAD LANGWARRIN VIC 3910	$622,500	27-Sep-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.

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10/160 WARRANDYTE ROAD LANGWARRIN VIC 3910

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Sold Price **$622,500** Sold Date **27-Sep-24**

Distance **1.11km**

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

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