

# 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 2/95 Warrandyte Road, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$580,100 Property Type Unit Suburb Langwarrin

Period - From 01/04/2024 to 30/06/2024 Source REIV

### 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	72/210 Cranbourne Frankston Rd LANGWARRIN 3910	\$540,000	09/08/2024
2	7/16 Daniel Dr LANGWARRIN 3910	\$540,000	28/05/2024
3	3/51 Sunny Vale Dr LANGWARRIN 3910	\$540,000	21/05/2024

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 six months.~~

This Statement of Information was prepared on: 12/08/2024 14:11

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**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
June quarter 2024: \$580,100



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**72/210 Cranbourne Frankston Rd  
LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$540,000  
**Method:** Private Sale  
**Date:** 09/08/2024  
**Property Type:** Unit  
**Land Size:** 244 sqm approx



**7/16 Daniel Dr LANGWARRIN 3910 (VG)**

Agent Comments



**Price:** \$540,000  
**Method:** Sale  
**Date:** 28/05/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**3/51 Sunny Vale Dr LANGWARRIN 3910 (VG)**

Agent Comments



**Price:** \$540,000  
**Method:** Sale  
**Date:** 21/05/2024  
**Property Type:** Flat/Unit/Apartment (Res)

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