

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

17/8 Norwarren Way, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$590,000

&

\$610,000

Median sale price

Median price

\$580,000

Property Type

Unit

Suburb

Langwarrin

Period - From

01/10/2023

to

30/09/2024

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	3/160 North Rd LANGWARRIN 3910	\$610,000	05/10/2024
2	18/8 Norwarren Way LANGWARRIN 3910	\$600,000	03/10/2024
3	17/93 Warrandyte Rd LANGWARRIN 3910	\$600,000	06/09/2024

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:

04/12/2024 16:06



Property Type:

Agent Comments

Comparable Properties



3/160 North Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$610,000

Method: Private Sale

Date: 05/10/2024

Property Type: Unit

Land Size: 258 sqm approx

18/8 Norwarren Way LANGWARRIN 3910 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 03/10/2024

Property Type: Flat/Unit/Apartment (Res)



17/93 Warrandyte Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$600,000

Method: Private Sale

Date: 06/09/2024

Property Type: Unit

Land Size: 390 sqm approx