

## 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

15/2 ALLINGTON PLACE LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$515,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2024

to

31 Jan 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

1/51 SUNNY VALE DRIVE LANGWARRIN VIC 3910	\$550,000	-
2/1 BENDEMERE RISE LANGWARRIN VIC 3910	\$540,000	-
4/1 BENDEMERE RISE LANGWARRIN VIC 3910	\$535,000	-

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: 25 February 2025



1/51 SUNNY VALE DRIVE  
LANGWARRIN VIC 3910

 2  1  1

Sold Price **\$550,000** Sold Date -

Distance **2.17km**



2/1 BENDEMERE RISE  
LANGWARRIN VIC 3910

 2  1  1

Sold Price **\$540,000** Sold Date -

Distance **1.53km**



4/1 BENDEMERE RISE  
LANGWARRIN VIC 3910

 2  1  1

Sold Price **\$535,000** Sold Date -

Distance **1.53km**

RS = Recent sale      UN = Undisclosed Sale

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