



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# Lots 1-29, 21 Warrandyte Road, LANGWARRIN 3910

### Indicative selling price

2 Bedroom single storey	Range <b>\$475,000 - \$498,000</b>
3 Bedroom single storey	Range <b>\$530,000 - \$548,000</b>
3 Bedroom double storey	Range <b>\$585,000 - \$600,000</b>
4 Bedroom double storey	Range <b>\$615,000 - \$623,000</b>

### Suburb unit median sale price

Median **Unit** for **LANGWARRIN** for period **Jan 2018 - Mar 2018**  
Sourced from **REIV**.

## \$494,000

### Comparable property sales

These are the three units 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 the most comparable to the property for sale.

#### 2 Bedroom single storey

**3/7B Warrenwood Place,**  
Langwarrin 3910

Price **\$480,000** Sold 17  
February 2018

**20 Newcastle Way,**  
Langwarrin 3910

Price **\$485,000** Sold 13  
February 2018

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

#### 3 Bedroom single storey

**6/77 Cranbourne-Frankston Road,**  
Langwarrin 3910

Price **\$545,000** Sold 02 July  
2018

#### Ray White Carrum Downs

Shop 49/100 Hall Road,  
Carrum Downs VIC 3201

### Contact agents

 **Aarryn Cooper**  
Ray White

0431 310 152  
aarryn.cooper@raywhite.com



**15/80 Potts Road,**  
Langwarrin 3910

Price **\$540,000** Sold 05  
April 2018

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**8/15 Warrenwood Place,**  
Langwarrin 3910

Price **\$535,000** Sold 09  
March 2018

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### **3 Bedroom double storey**

**1/16 Athol Court,**  
Langwarrin 3910

Price **\$560,000** Sold 20  
January 2018

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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

### **4 Bedroom double storey**

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

## **Additional Information**

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

