

## 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

19/145 Union 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$455,000

&

\$495,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$463,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Nov 2019

to

31 Oct 2020

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

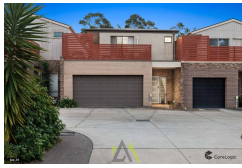
Date of sale

25/145 Union Road Langwarrin VIC 3910	\$465,000	18-Jun-20
3A Paterson Avenue Langwarrin VIC 3910	\$494,500	15-Oct-20
1/75 Cranbourne-Frankston Road Langwarrin VIC 3910	\$530,000	02-Jun-20

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: 06 November 2020



**25/145 Union Road Langwarrin VIC 3910** Sold Price **\$465,000** Sold Date **18-Jun-20**

 3  2  2

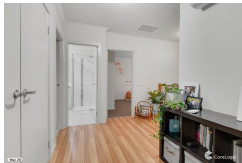
Distance **0.05km**



**3A Paterson Avenue Langwarrin VIC 3910** Sold Price <sup>RS</sup> **\$494,500** <sup>UN</sup> Sold Date **15-Oct-20**

 3  2  1

Distance **1.22km**



**1/75 Cranbourne-Frankston Road Langwarrin VIC 3910** Sold Price **\$530,000** Sold Date **02-Jun-20**

 3  2  2

Distance **1.46km**

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

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