

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

6/5 Serra Close, Langwarrin Vic 3910

Indicative selling price

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

Range between \$590,000 & \$640,000

Median sale price

Median price \$580,500 Property Type Unit Suburb Langwarrin

Period - From 01/07/2021 to 30/09/2021 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	11/281 Cranbourne Frankston Rd LANGWARRIN 3910	\$635,000	14/05/2021
2	1/13B John St LANGWARRIN 3910	\$622,500	18/07/2021
3	8/15 Warrenwood PI LANGWARRIN 3910	\$600,000	03/08/2021

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:

26/10/2021 11:29



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Property Type: Unit
Agent Comments

Indicative Selling Price

\$590,000 - \$640,000

Median Unit Price

September quarter 2021: \$580,500

Comparable Properties



**11/281 Cranbourne Frankston Rd
 LANGWARRIN 3910 (REI/VG)**

Agent Comments

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Price: \$635,000
Method: Private Sale
Date: 14/05/2021
Property Type: Townhouse (Single)



1/13B John St LANGWARRIN 3910 (REI/VG)

Agent Comments

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Price: \$622,500
Method: Private Sale
Date: 18/07/2021
Property Type: Townhouse (Single)



**8/15 Warrenwood PI LANGWARRIN 3910
 (REI/VG)**

Agent Comments

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 2
 2

Price: \$600,000
Method: Private Sale
Date: 03/08/2021
Property Type: Unit