Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 6/5 Serra Close, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$590,000		&		\$640,000			
Median sale p	rice							
Median price	\$580,500	Pro	operty Type	Unit			Suburb	Langwarrin
Period - From	01/07/2021	to	30/09/2021		So	urce	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.

Ado	dress 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









Property Type: Unit Agent Comments

Indicative Selling Price \$590,000 - \$640,000 Median Unit Price September quarter 2021: \$580,500

Comparable Properties



LANGWARRIN 3910 (REI/VG) 1 3 🙀 2 🛱 2

11/281 Cranbourne Frankston Rd

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



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

Agent Comments



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



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



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

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009





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