

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

5/91 Southgateway Langwarrin VIC 3910

Indicative selling price

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

Single Price

or range
between

\$410,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$463,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2019

to

30 Sep 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

1/99 Cranhaven Road Langwarrin VIC 3910	\$418,000	18-Sep-20
2/20 Northgateway Langwarrin VIC 3910	\$422,500	30-May-20
8/281 Cranbourne-Frankston Road Langwarrin VIC 3910	\$447,500	17-May-19

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: 29 October 2020



1/99 Cranhaven Road Langwarrin VIC 3910

Sold Price

^{RS}

\$418,000

Sold Date

18-Sep-20

2

1

1

Distance

1.59km

Notes from your agent

Street frontage, free standing. SLUG. Original. Small paved c/yard, small grass area and shed. 12 on block.



2/20 Northgateway Langwarrin VIC 3910

Sold Price

\$422,500

Sold Date

30-May-20

1

1

1

Distance

0.43km

Notes from your agent

Similar block size, 2 beds, open plan concept. Single garage. Nice decked alfresco area. 3 units on block



8/281 Cranbourne-Frankston Road Langwarrin VIC 3910

Sold Price

\$447,500

Sold Date

17-May-19

2

2

1

Distance

1.07km

RS = Recent sale

UN = Undisclosed Sale

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