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	Prope	erty type		Unit	Suburb	Langwarrin
Period-from	01 Oct 2019	to	30 Sep 2	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		

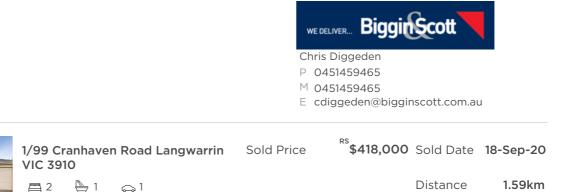
OR

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



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Notes from your agent

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



2/20 Northgate 3910	eway Langwarrin VIC 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



and the second se	8/281 Cranbourne-Frankston Road Langwarrin VIC 3910			Sold Price	\$447,500	Sold Date	17-May-19
THE SEC.	昌 2	2	⇔1			Distance	1.07km

RS = Recent sale UN = Undisclosed Sale

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