

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

4/66 Edward Street 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

\$520,000

&

\$570,000

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

1/75 Cranbourne-Frankston Road Langwarrin VIC 3910	\$530,000	02-Jun-20
3/7 Lloyd Street Langwarrin VIC 3910	\$565,000	02-Jul-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: 20 October 2020



**1/75 Cranbourne-Frankston Road
Langwarrin VIC 3910**

 3  2  2

Sold Price

\$530,000

Sold Date **02-Jun-20**

Distance **0.07km**



**3/7 Lloyd Street Langwarrin VIC
3910**

 3  2  2

Sold Price

\$565,000

Sold Date **02-Jul-20**

Distance **0.42km**

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

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