

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

44/15 Peninsula Crescent 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

\$430,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$459,975

Property type

Unit

Suburb

Langwarrin

Period-from

01 Nov 2019

to

31 Oct 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

50/15 Peninsula Crescent Langwarrin VIC 3910	\$455,000	15-Jan-18
1/18 Malcolm Road Langwarrin VIC 3910	\$461,500	18-Feb-20
4/99 Cranhaven Road Langwarrin VIC 3910	\$430,500	21-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: 17 November 2020



**50/15 Peninsula Crescent
Langwarrin VIC 3910**

 2  1  1

Sold Price **\$455,000** Sold Date **15-Jan-18**

Distance **0.07km**



**1/18 Malcolm Road Langwarrin VIC
3910**

 2  1  2

Sold Price **\$461,500** Sold Date **18-Feb-20**

Distance **0.67km**



**4/99 Cranhaven Road Langwarrin
VIC 3910**

 2  1  1

Sold Price **\$430,500** Sold Date **21-Jul-20**

Distance **1.04km**

RS = Recent sale UN = Undisclosed Sale

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