

## 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

8/15 PENINSULA CRESCENT LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$500,000

&

\$540,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2021

to

30 Jun 2022

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

11/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	\$520,000	29-Jun-22
7/200A NORTH ROAD LANGWARRIN VIC 3910	\$540,000	13-Mar-22
2/4 JOHN STREET LANGWARRIN VIC 3910	\$535,000	07-Mar-22

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: 27 July 2022



## 11/15 PENINSULA CRESCENT LANGWARRIN VIC 3910

2 1 1

Sold Price <sup>RS</sup> **\$520,000** <sup>UN</sup> Sold Date **29-Jun-22**

Distance **0.05km**



## 7/200A NORTH ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price **\$540,000** Sold Date **13-Mar-22**

Distance **1.68km**



## 2/4 JOHN STREET LANGWARRIN VIC 3910

2 1 1

Sold Price **\$535,000** Sold Date **07-Mar-22**

Distance **1.02km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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