

## 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

2/2 Alder Street 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

\$445,000

&

\$489,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$442,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2018

to

31 Aug 2019

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

8/275 Cranbourne-Frankston Road Langwarrin VIC 3910	\$480,000	14-Dec-18
9/170 Union Road Langwarrin VIC 3910	\$496,000	19-Mar-19
3/5 Warrenwood Place Langwarrin VIC 3910	\$465,000	24-Nov-18

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: 16 September 2019

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**8/275 Cranbourne-Frankston Road  
Langwarrin VIC 3910**

 3  1  2

Sold Price

**\$480,000**

Sold Date

**14-Dec-18**

Distance

**1.87km**



**9/170 Union Road Langwarrin VIC  
3910**

 3  1  2

Sold Price

**\$496,000**

Sold Date

**19-Mar-19**

Distance

**2.39km**



**3/5 Warrenwood Place Langwarrin  
VIC 3910**

 3  1  1

Sold Price

**\$465,000**

Sold Date

**24-Nov-18**

Distance

**2.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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