

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

3/91 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

\$465,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$481,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2020

to

30 Apr 2021

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

8/16 Daniel Drive Langwarrin VIC 3910	\$480,000	28-Jan-21
4/275 Cranbourne-Frankston Road Langwarrin VIC 3910	\$515,375	02-Dec-20
75 Granite Drive Langwarrin VIC 3910	\$490,000	-

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 May 2021



8/16 Daniel Drive Langwarrin VIC 3910

Sold Price

\$480,000

Sold Date

28-Jan-21

 2

 1

 1

Distance

0.61km



4/275 Cranbourne-Frankston Road Langwarrin VIC 3910

Sold Price

\$515,375

Sold Date

02-Dec-20

 2

 1

 1

Distance

1.02km



75 Granite Drive Langwarrin VIC 3910

Sold Price

\$490,000

Sold Date

-

 2

 1

 1

Distance

1.72km

RS = Recent sale

UN = Undisclosed Sale

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