

# 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

2B Lloyd 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)

Range between \$565,000 & \$620,000

### Median sale price

Median price \$695,500 Property Type House Suburb Langwarrin

Period - From 01/10/2020 to 31/12/2020 Source REIV

### 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 six 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	86a Southgateway LANGWARRIN 3910	\$611,500	24/02/2021
2	24a Beech St LANGWARRIN 3910	\$585,000	21/01/2021
3	164 Cranbourne Frankston Rd LANGWARRIN 3910	\$571,500	17/02/2021

**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 six months.~~

This Statement of Information was prepared on:

23/03/2021 13:34



3   2   1

**Property Type:** Unit

**Land Size:** 433 sqm approx

**Agent Comments**

## Comparable Properties



**86a Southgateway LANGWARRIN 3910 (REI)**

**Agent Comments**

3   2   3

**Price:** \$611,500

**Method:** Private Sale

**Date:** 24/02/2021

**Property Type:** Unit



**24a Beech St LANGWARRIN 3910 (REI)**

**Agent Comments**

3   2   2

**Price:** \$585,000

**Method:** Private Sale

**Date:** 21/01/2021

**Property Type:** House



**164 Cranbourne Frankston Rd LANGWARRIN 3910 (REI)**

**Agent Comments**

3   1   2

**Price:** \$571,500

**Method:** Private Sale

**Date:** 17/02/2021

**Property Type:** House

**Land Size:** 651 sqm approx