

## 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

2/7 Jackson Drive 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

\$479,000

&

\$519,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2020

to

30 Jun 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

3/91 Southgateway Langwarrin VIC 3910	\$497,000	22-Jun-21
1/2 Margaret Street Langwarrin VIC 3910	\$510,000	15-Mar-21
9/85 Warrandyte Road Langwarrin VIC 3910	\$492,000	15-May-21

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 July 2021



**3/91 Southgateway Langwarrin VIC 3910**

Sold Price

<sup>RS</sup>

**\$497,000**

Sold Date

**22-Jun-21**

2

1

1

Distance

**0.95km**



**1/2 Margaret Street Langwarrin VIC 3910**

Sold Price

**\$510,000**

Sold Date

**15-Mar-21**

2

1

1

Distance

**1.25km**



**9/85 Warrandyte Road Langwarrin VIC 3910**

Sold Price

**\$492,000**

Sold Date

**15-May-21**

2

1

1

Distance

**1.5km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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