

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

6/111-115 Centre Road 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

\$460,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2018

to

30 Sep 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

6/135 Union Road Langwarrin VIC 3910	\$522,000	17-Jun-19
2/43 Potts Road Langwarrin VIC 3910	\$485,000	25-Aug-19
8 Leeds Place Langwarrin VIC 3910	\$512,000	30-Sep-19

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 October 2019



6/135 Union Road Langwarrin VIC 3910

Sold Price

\$522,000

Sold Date

17-Jun-19

3 2 2

Distance

1.66km

Notes from your agent

Larger unit with second living space & allot newer. Land size very comparable.



2/43 Potts Road Langwarrin VIC 3910

Sold Price

\$485,000

Sold Date

25-Aug-19

3 2 2

Distance

1.58km



8 Leeds Place Langwarrin VIC 3910

Sold Price

^{RS} **\$512,000**

Sold Date

30-Sep-19

3 2 2

Distance

1.68km

RS = Recent sale

UN = Undisclosed Sale

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