

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

15/2 Edward Street 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Nov 2020

to

31 Oct 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

1/428 McClelland Drive Langwarrin VIC 3910	\$695,000	19-Sep-21
1/13B John Street Langwarrin VIC 3910	\$622,500	18-Jul-21
3/160 Warrandyte Road Langwarrin VIC 3910	\$700,000	29-Jul-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: 30 November 2021



1/428 McClelland Drive Langwarrin VIC 3910

Sold Price

\$695,000

Sold Date

19-Sep-21



3



2



2

Distance

0.6km



1/13B John Street Langwarrin VIC 3910

Sold Price

\$622,500

Sold Date

18-Jul-21



3



2



2

Distance

1.16km



CONDITIONS OF ENTRY

Nicholas Lynch Real Estate is committed to protecting the health and welfare of staff, vendors, landlords, buyers, tenants and anyone who attends or lives in the properties that we manage in face of the COVID-19 Virus.

Private inspections are now permitted for sale and rental properties.

There is a maximum of 10 people per private inspection and a density quotient of 1 person per 4 sqm.

3/160 Warrandyte Road Langwarrin VIC 3910

Sold Price

\$700,000

Sold Date

29-Jul-21



3



2



2

Distance

1.89km

RS = Recent sale

UN = Undisclosed Sale

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