

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

1/57 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

\$600,000

&

\$660,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Apr 2021

to

31 Mar 2022

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

2/3-17 SASSAFRAS DRIVE FRANKSTON VIC 3199	\$621,000	23-Feb-22
4/190 KARINGAL DRIVE FRANKSTON VIC 3199	\$670,000	11-Mar-22
1/196 NORTH ROAD LANGWARRIN VIC 3910	\$615,000	26-Nov-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: 22 April 2022



2/3-17 SASSAFRAS DRIVE FRANKSTON VIC 3199

3 1 1

Sold Price **\$621,000** Sold Date **23-Feb-22**

Distance **2.87km**



4/190 KARINGAL DRIVE FRANKSTON VIC 3199

3 1 1

Sold Price **\$670,000** Sold Date **11-Mar-22**

Distance **3.23km**



1/196 NORTH ROAD LANGWARRIN VIC 3910

3 1 1

Sold Price **\$615,000** Sold Date **26-Nov-21**

Distance **1.68km**

RS = Recent sale

UN = Undisclosed Sale

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