

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

2/57 South Gateway, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$680,000

Median sale price

Median price \$550,000

Property Type Unit

Suburb Langwarrin

Period - From 01/01/2021

to 31/12/2021

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	31 Southampton Dr LANGWARRIN 3910	\$682,500	05/10/2021
2	5 Vicki PI LANGWARRIN 3910	\$670,000	17/09/2021
3	13 Everton La LANGWARRIN 3910	\$660,000	01/12/2021

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:

07/02/2022 09:20



Property Type:
Agent Comments

Indicative Selling Price
\$680,000
Median Unit Price
Year ending December 2021: \$550,000

Comparable Properties



31 Southampton Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

3 2 2

Price: \$682,500
Method: Private Sale
Date: 05/10/2021
Property Type: House
Land Size: 330 sqm approx



5 Vicki Pl LANGWARRIN 3910 (REI)

Agent Comments

3 1 2

Price: \$670,000
Method: Private Sale
Date: 17/09/2021
Property Type: House



13 Everton La LANGWARRIN 3910 (REI)

Agent Comments

3 2 2

Price: \$660,000
Method: Private Sale
Date: 01/12/2021
Property Type: House
Land Size: 289 sqm approx