

## 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

3/7 Lloyd Street 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

\$550,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2019

to

30 Apr 2020

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

2/80 Edward Street Langwarrin VIC 3910	\$570,000	19-Jun-19
1/81 Edward Street Langwarrin VIC 3910	\$575,000	06-Jul-19
3/32 Edward Street Langwarrin VIC 3910	\$560,000	03-Apr-20

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.~~

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**2/80 Edward Street Langwarrin VIC 3910** Sold Price **\$570,000** Sold Date **19-Jun-19**

3 2 2

Distance **0.34km**



**1/81 Edward Street Langwarrin VIC 3910** Sold Price **\$575,000** Sold Date **06-Jul-19**

3 2 2

Distance **0.38km**



**3/32 Edward Street Langwarrin VIC 3910** Sold Price <sup>RS</sup> **\$560,000** Sold Date **03-Apr-20**

3 2 2

Distance **0.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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