

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

9/145 Union 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$440,000

*House

*Unit

X

Suburb

Langwarrin

Period-from

01 Aug 2018

to

31 Jul 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

16/145 Union Road Langwarrin VIC 3910	\$465,000	16-Jul-19
22/145 Union Road Langwarrin VIC 3910	\$462,500	01-Nov-18
3/2 Edward Street Langwarrin VIC 3910	\$450,000	13-Apr-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.~~

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16/145 Union Road Langwarrin VIC 3910

Sold Price

^{RS}

\$465,000

Sold Date

16-Jul-19

3 2 1

Distance

0.02km



22/145 Union Road Langwarrin VIC 3910

Sold Price

\$462,500

Sold Date

01-Nov-18

3 2 1

Distance

0.05km



3/2 Edward Street Langwarrin VIC 3910

Sold Price

\$450,000

Sold Date

13-Apr-19

3 2 2

Distance

2.06km

RS = Recent sale

UN = Undisclosed Sale

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