

## 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

1/2 Edward 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

\$610,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$500,750

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2020

to

31 Aug 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

1/13B John Street Langwarrin VIC 3910	\$622,500	18-Jul-21
8/15 Warrenwood Place Langwarrin VIC 3910	\$600,000	05-Jul-21
1/2 Langewan Road Langwarrin VIC 3910	\$600,000	08-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: 21 September 2021



**1/13B John Street Langwarrin VIC 3910**

Sold Price

**\$622,500**

Sold Date

**18-Jul-21**

3 2 2

Distance

**1.19km**



**8/15 Warrenwood Place Langwarrin VIC 3910**

Sold Price

**\$600,000**

Sold Date

**05-Jul-21**

3 2 2

Distance

**2.51km**



**1/2 Langewan Road Langwarrin VIC 3910**

Sold Price

Sold Date

**08-Jul-21**

3 2 2

Distance

**3.24km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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