

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 Langewan 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

\$548,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$490,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jun 2020

to

31 May 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

2/186 North Road Langwarrin VIC 3910	\$550,000	21-Jun-21
21/145 Union Road Langwarrin VIC 3910	\$580,000	25-May-21
45 Richard Drive Langwarrin VIC 3910	\$650,000	29-Jun-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: 30 June 2021



2/186 North Road Langwarrin VIC 3910

2 1 1

Sold Price ^{RS} **\$550,000** ^{UN} Sold Date **21-Jun-21**

Distance **1.69km**



21/145 Union Road Langwarrin VIC 3910

3 2 2

Sold Price ^{RS} **\$580,000** Sold Date **25-May-21**

Distance **1.22km**



45 Richard Drive Langwarrin VIC 3910

3 2 2

Sold Price ^{RS} **\$650,000** Sold Date **29-Jun-21**

Distance **1.39km**

RS = Recent sale

UN = Undisclosed Sale

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