

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

2/20 Northgate Way, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$400,000

&

\$430,000

Median sale price

Median price

\$460,000

Property Type

Unit

Suburb

Langwarrin

Period - From

01/04/2019

to

31/03/2020

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	5 Leeds PI LANGWARRIN 3910	\$440,000	28/02/2020
2	2/19 Quarry Rd LANGWARRIN 3910	\$435,000	28/02/2020
3	10/291 Cranbourne Frankston Rd LANGWARRIN 3910	\$410,000	17/03/2020

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:

15/05/2020 13:42



Property Type:

Agent Comments

Comparable Properties



5 Leeds PI LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$440,000

Method: Private Sale

Date: 28/02/2020

Property Type: Unit

Land Size: 220 sqm approx



2/19 Quarry Rd LANGWARRIN 3910 (VG)

Agent Comments



Price: \$435,000

Method: Sale

Date: 28/02/2020

Property Type: Strata Unit/Flat



**10/291 Cranbourne Frankston Rd
LANGWARRIN 3910 (REI/VG)**

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 17/03/2020

Property Type: Unit