

## 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

2/8 Alder 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

\$465,000

&

\$495,000

### 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

1/21 Maple Street Langwarrin VIC 3910	\$510,000	15-Jun-21
2/85 Warrandyte Road Langwarrin VIC 3910	\$492,000	20-Jun-21
20/15 Peninsula Crescent Langwarrin VIC 3910	\$500,000	11-Apr-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: 20 September 2021


**1/21 Maple Street Langwarrin VIC 3910**

Sold Price

**\$510,000**

Sold Date

**15-Jun-21**

2

1

1

Distance

**0.13km**

**2/85 Warrandyte Road Langwarrin VIC 3910**

Sold Price

**\$492,000**

Sold Date

**20-Jun-21**

2

1

1

Distance

**1.57km**

**20/15 Peninsula Crescent Langwarrin VIC 3910**

Sold Price

**\$500,000**

Sold Date

**11-Apr-21**

2

1

1

Distance

**1.67km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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