

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

1/7 Lloyd Street 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

\$485,000

&

\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2019

to

29 Feb 2020

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

1/14 Elenya Court Frankston VIC 3199	\$490,000	04-Nov-19
1 Bryson Court Langwarrin VIC 3910	\$485,000	28-Feb-20
1/16 Nursery Avenue Frankston VIC 3199	\$520,000	24-Nov-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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1/14 Elenya Court Frankston VIC 3199

Sold Price

\$490,000

Sold Date

04-Nov-19

3

1

1

Distance

2.38km



1 Bryson Court Langwarrin VIC 3910

Sold Price

^{RS} **\$485,000**

Sold Date

28-Feb-20

3

1

1

Distance

2.75km



1/16 Nursery Avenue Frankston VIC 3199

Sold Price

\$520,000

Sold Date

24-Nov-19

3

1

2

Distance

3.77km

RS = Recent sale

UN = Undisclosed Sale

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