

## 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

4/5 Serra Close 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

\$500,000

&

\$545,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$440,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2018

to

30 Sep 2019

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

6/135 Union Road Langwarrin VIC 3910	\$522,000	17-Jun-19
1/81 Edward Street Langwarrin VIC 3910	\$575,000	10-Jul-19
8/81 Edward Street Langwarrin VIC 3910	\$540,000	04-Apr-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.~~

This Statement of Information was prepared on: 27 October 2019



**6/135 Union Road Langwarrin VIC 3910**

 3  2  2

Sold Price

**\$522,000**

Sold Date

**17-Jun-19**

Distance

**0.31km**



**1/81 Edward Street Langwarrin VIC 3910**

 3  2  2

Sold Price

**\$575,000**

Sold Date

**10-Jul-19**

Distance

**1.45km**



**8/81 Edward Street Langwarrin VIC 3910**

 3  2  2

Sold Price

**\$540,000**

Sold Date

**04-Apr-19**

Distance

**1.46km**

RS = Recent sale

UN = Undisclosed Sale

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