

# 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

5/8 Norwarran Way, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$455,000 & \$490,000

### Median sale price

Median price \$520,000 Property Type Unit Suburb Langwarrin

Period - From 01/01/2021 to 31/03/2021 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	41/15 Peninsula Cr LANGWARRIN 3910	\$490,000	01/03/2021
2	4/22 Lloyd St LANGWARRIN 3910	\$482,000	26/03/2021
3	8/16 Daniel Dr LANGWARRIN 3910	\$480,000	28/01/2021

**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:

18/05/2021 12:32



**Property Type:** Strata Unit/Flat

Agent Comments

## Comparable Properties



**41/15 Peninsula Cr LANGWARRIN 3910 (VG)**

Agent Comments



**Price:** \$490,000

**Method:** Sale

**Date:** 01/03/2021

**Property Type:** Flat/Unit/Apartment (Res)



**4/22 Lloyd St LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$482,000

**Method:** Private Sale

**Date:** 26/03/2021

**Property Type:** Unit



**8/16 Daniel Dr LANGWARRIN 3910 (VG)**

Agent Comments



**Price:** \$480,000

**Method:** Sale

**Date:** 28/01/2021

**Property Type:** Flat/Unit/Apartment (Res)