

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

4/21 EDWARD 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

\$675,000

&

\$705,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2022

to

30 Apr 2023

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

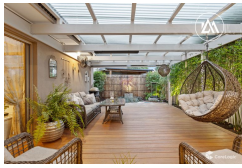
Date of sale

2/50 EDWARD STREET LANGWARRIN VIC 3910	\$698,000	12-Feb-23
3/50 EDWARD STREET LANGWARRIN VIC 3910	\$725,000	28-Mar-23
5/83 EDWARD STREET LANGWARRIN VIC 3910	\$710,000	03-Dec-22

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: 22 May 2023


**2/50 EDWARD STREET
LANGWARRIN VIC 3910**
 3  2  2

 Sold Price **\$698,000** Sold Date **12-Feb-23**

 Distance **0.29km**

**3/50 EDWARD STREET
LANGWARRIN VIC 3910**
 3  2  2

 Sold Price **\$725,000** Sold Date **28-Mar-23**

 Distance **0.3km**

**5/83 EDWARD STREET
LANGWARRIN VIC 3910**
 3  2  2

 Sold Price **\$710,000** Sold Date **03-Dec-22**

 Distance **0.63km**
RS = Recent sale **UN** = Undisclosed Sale

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