

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

1/22 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

\$499,000

&

\$539,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2020

to

31 Jan 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

55 Myrtle Street Langwarrin VIC 3910	\$524,000	07-Oct-20
26/15 Peninsula Crescent Langwarrin VIC 3910	\$508,750	21-Oct-20

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: 15 February 2021


55 Myrtle Street Langwarrin VIC 3910
 3  1  2

 Sold Price **\$524,000** Sold Date **07-Oct-20**

 Distance **0.71km**

26/15 Peninsula Crescent Langwarrin VIC 3910
 3  1  1

 Sold Price **\$508,750** Sold Date **21-Oct-20**

 Distance **2.15km**
RS = Recent sale **UN** = Undisclosed Sale

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