

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

6/36 Pepperbush Crescent, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$821,250

Property Type

House

Suburb

Langwarrin

Period - From

01/04/2021

to

30/06/2021

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	6/16 Pepperbush Cr LANGWARRIN 3910	\$794,500	06/08/2021
2	1 Knott Ct LANGWARRIN 3910	\$780,000	14/05/2021
3	28a Elm Gr LANGWARRIN 3910	\$700,000	21/06/2021

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:

30/09/2021 15:52



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

6/16 Pepperbush Cr LANGWARRIN 3910 (VG) Agent Comments



Price: \$794,500

Method: Sale

Date: 06/08/2021

Property Type: Flat/Unit/Apartment (Res)



1 Knott Ct LANGWARRIN 3910 (REI/VG) Agent Comments



Price: \$780,000

Method: Private Sale

Date: 14/05/2021

Property Type: House

Land Size: 910 sqm approx



28a Elm Gr LANGWARRIN 3910 (VG) Agent Comments



Price: \$700,000

Method: Sale

Date: 21/06/2021

Property Type: House (Res)

Land Size: 448 sqm approx