

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

3/50 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

\$665,000

&

\$695,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,750

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2022

to

28 Feb 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

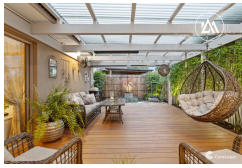
Date of sale

2/50 EDWARD STREET LANGWARRIN VIC 3910	\$698,000	20-Feb-23
5/83 EDWARD STREET LANGWARRIN VIC 3910	\$710,000	03-Dec-22
1/71 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$678,000	20-Sep-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: 20 March 2023



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

 3  2  2

Sold Price ^{RS} **\$698,000** Sold Date **20-Feb-23**

Distance **0.02km**



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

 3  2  2

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

Distance **0.39km**



**1/71 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

 3  2  2

Sold Price **\$678,000** Sold Date **20-Sep-22**

Distance **0.17km**

RS = Recent sale **UN** = Undisclosed Sale

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