

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

5/2 ALLINGTON PLACE 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

\$510,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2021

to

31 Jul 2022

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

14/2 ALLINGTON PLACE LANGWARRIN VIC 3910	\$545,000	22-Apr-22
5/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$573,000	02-Jul-22
5/16 PEPPERBUSH CRESCENT LANGWARRIN VIC 3910	\$495,000	01-Mar-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: 31 August 2022



14/2 ALLINGTON PLACE LANGWARRIN VIC 3910

3 1 2

Sold Price **\$545,000** Sold Date **22-Apr-22**

Distance **0.04km**



5/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

3 2 2

Sold Price **\$573,000** Sold Date **02-Jul-22**

Distance **0.85km**



5/16 PEPPERBUSH CRESCENT LANGWARRIN VIC 3910

3 2 2

Sold Price **\$495,000** Sold Date **01-Mar-22**

Distance **1.84km**

RS = Recent sale

UN = Undisclosed Sale

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