

## 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

2/29 Dunn Crescent Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$463,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2019

to

30 Sep 2020

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

4/99 Cranhaven Road Langwarrin VIC 3910	\$430,500	21-Jul-20
1/18 Bayport Drive Langwarrin VIC 3910	\$450,000	14-Jul-20
1/39 Richard Drive Langwarrin VIC 3910	\$462,000	02-Jul-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: 29 October 2020



**4/99 Cranhaven Road Langwarrin VIC 3910**

Sold Price **\$430,500** Sold Date **21-Jul-20**

2 1 1

Distance **0.51km**



**1/18 Bayport Drive Langwarrin VIC 3910**

Sold Price **\$450,000** Sold Date **14-Jul-20**

2 1 1

Distance **0.56km**



**1/39 Richard Drive Langwarrin VIC 3910**

Sold Price **\$462,000** Sold Date **02-Jul-20**

2 1 1

Distance **0.58km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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