

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

2/4 John Street, Langwarrin Vic 3910

Indicative selling price

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

Single price

\$549,000

Median sale price

Median price

\$573,500

Property Type

Unit

Suburb

Langwarrin

Period - From

01/10/2021

to

31/12/2021

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	2/24 Maxwell Ct LANGWARRIN 3910	\$565,000	08/02/2022
2	5/166 Union Rd LANGWARRIN 3910	\$555,000	22/12/2021
3	1/26 Lang Rd LANGWARRIN 3910	\$542,500	16/02/2022

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:

07/03/2022 16:14



Property Type:

Flat/Unit/Apartment (Res)

Agent Comments

Comparable Properties



2/24 Maxwell Ct LANGWARRIN 3910 (REI)

Agent Comments



Price: \$565,000

Method: Private Sale

Date: 08/02/2022

Property Type: Unit

Land Size: 290 sqm approx



5/166 Union Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$555,000

Method: Private Sale

Date: 22/12/2021

Property Type: Unit



1/26 Lang Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$542,500

Method: Private Sale

Date: 16/02/2022

Property Type: Unit

Land Size: 269 sqm approx