

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

3/13 John 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

\$530,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$615,000

Property type

Other

Suburb

Langwarrin

Period-from

01 Mar 2019

to

29 Feb 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

1/67 Cranbourne-Frankston Road Langwarrin VIC 3910	\$520,000	05-Dec-19
2/21 Edward Street Langwarrin VIC 3910	\$585,000	21-Nov-19
4/162 Union Road Langwarrin VIC 3910	\$541,500	08-Nov-19

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: 02 March 2020



**1/67 Cranbourne-Frankston Road
Langwarrin VIC 3910**

3 2 2

Sold Price

\$520,000

Sold Date

05-Dec-19

Distance

0.57km



**2/21 Edward Street Langwarrin VIC
3910**

3 2 1

Sold Price

\$585,000

Sold Date

21-Nov-19

Distance

1.01km



**4/162 Union Road Langwarrin VIC
3910**

3 2 2

Sold Price

\$541,500

Sold Date

08-Nov-19

Distance

1.29km

RS = Recent sale

UN = Undisclosed Sale

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