

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

25/145 Union Road 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$456,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jun 2019

to

31 May 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

16/145 Union Road Langwarrin VIC 3910	\$465,000	10-Jul-19
9/145 Union Road Langwarrin VIC 3910	\$462,500	10-Sep-19
3/26 Warrenwood Place Langwarrin VIC 3910	\$420,000	29-Apr-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: 01 June 2020


16/145 Union Road Langwarrin VIC 3910

Sold Price

\$465,000

Sold Date

10-Jul-19

3 2 1

Distance

0.07km

9/145 Union Road Langwarrin VIC 3910

Sold Price

\$462,500

Sold Date

10-Sep-19

3 2 2

Distance

0.08km

3/26 Warrenwood Place Langwarrin VIC 3910

Sold Price

\$420,000

Sold Date

29-Apr-19

2 1 1

Distance

0.42km

17/145 Union Road Langwarrin VIC 3910

Sold Price

^{RS} **\$491,500**

Sold Date

30-Apr-20

3 2 2

Distance

0.07km
RS = Recent sale

UN = Undisclosed Sale

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