

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

157 Union Road, Langwarrin Vic 3910

Indicative selling price

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

Range between \$680,000

&

\$748,000

Median sale price

Median price \$875,000

Property Type House

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	48 Cranhaven Rd LANGWARRIN 3910	\$730,700	19/02/2022
2	22 Kuranda St LANGWARRIN 3910	\$730,000	15/12/2021
3	1/196 North Rd LANGWARRIN 3910	\$615,000	10/12/2021

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:

28/03/2022 09:42



Rooms: 5

Property Type: House

Land Size: 383 sqm approx

Agent Comments

Comparable Properties



48 Cranhaven Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$730,700

Method: Private Sale

Date: 19/02/2022

Property Type: House

Land Size: 647 sqm approx



22 Kuranda St LANGWARRIN 3910 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 15/12/2021

Property Type: House

Land Size: 455 sqm approx



1/196 North Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$615,000

Method: Private Sale

Date: 10/12/2021

Property Type: Unit

Land Size: 334 sqm approx