

## 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

7/16 PEPPERBUSH 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

\$770,000

&

\$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$540,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2021

to

28 Feb 2022

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

2/16 PEPPERBUSH CRESCENT LANGWARRIN VIC 3910	\$820,000	12-Nov-21
15 PEMBROKE AVENUE FRANKSTON VIC 3199	\$840,000	28-Oct-21

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: 09 March 2022


**2/16 PEPPERBUSH CRESCENT  
LANGWARRIN VIC 3910**
 4    2    2

Sold Price      **\$820,000**   Sold Date   **12-Nov-21**

Distance      **0.04km**

**15 PEMBROKE AVENUE  
FRANKSTON VIC 3199**
 4    2    2

Sold Price      **\$840,000**   Sold Date   **28-Oct-21**

Distance      **-**
**RS** = Recent sale

**UN** = Undisclosed Sale

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