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

3/32 Edward 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	\$540,000	&	\$570,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$446,000	Prop	erty type	ype Unit		Suburb	Langwarrin
Period-from	01 Mar 2019	to	29 Feb 2	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.

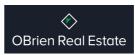
Address of comparable property	Price	Date of sale
2/21 Edward Street Langwarrin VIC 3910	\$585,000	21-Nov-19
1/67 Cranbourne-Frankston Road Langwarrin VIC 3910	\$520,000	05-Dec-19
150B North Road Langwarrin VIC 3910	\$520,000	22-Jan-20

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: 27 March 2020





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2/21 Edward Street Langwarrin VIC Sold Price 3910

\$585,000 Sold Date **21-Nov-19**

Distance 0.15km



1/67 Cranbourne-Frankston Road Langwarrin VIC 3910

⇔ 2

 \Box 1

Sold Price

\$520,000 Sold Date 05-Dec-19

Distance 0.32km



150B North Road Langwarrin VIC 3910

Sold Price

Sold Date 22-Jan-20

= 3

■ 3

□ 3

₾ 2

₾ 2

₾ 2

⇔1

Distance 1.43km

RS = Recent sale

UN = Undisclosed Sale

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