

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,000

Property type

Unit

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

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.~~

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2/21 Edward Street Langwarrin VIC 3910

Sold Price

\$585,000

Sold Date

21-Nov-19

3

2

1

Distance

0.15km



1/67 Cranbourne-Frankston Road Langwarrin VIC 3910

Sold Price

\$520,000

Sold Date

05-Dec-19

3

2

2

Distance

0.32km



150B North Road Langwarrin VIC 3910

Sold Price

Sold Date

22-Jan-20

3

2

1

Distance

1.43km

RS = Recent sale

UN = Undisclosed Sale

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