

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

64 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

\$880,000

&

\$960,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2021

to

31 Aug 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

7 ATHOL COURT LANGWARRIN VIC 3910	\$970,000	29-Mar-22
72 EDWARD STREET LANGWARRIN VIC 3910	\$1,100,000	18-Mar-22
11 MARGARET STREET LANGWARRIN VIC 3910	\$930,000	15-Apr-22

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: 10 September 2022



7 ATHOL COURT LANGWARRIN VIC 3910

 4  3  2

Sold Price

\$970,000

Sold Date

29-Mar-22

Distance

1.17km



72 EDWARD STREET LANGWARRIN VIC 3910

 5  3  -

Sold Price

\$1,100,000

Sold Date

18-Mar-22

Distance

0.07km



11 MARGARET STREET LANGWARRIN VIC 3910

 3  2  2

Sold Price

\$930,000

Sold Date

15-Apr-22

Distance

0.78km



65 EDWARD STREET LANGWARRIN VIC 3910

 4  2  5

Sold Price

\$1,111,000

Sold Date

30-Mar-22

Distance

0.11km



58 EDWARD STREET LANGWARRIN VIC 3910

 4  2  3

Sold Price

\$1,170,000

Sold Date

14-Apr-22

Distance

0.06km



30 EDWARD STREET LANGWARRIN VIC 3910

 4  2  12

Sold Price

\$1,400,000

Sold Date

31-May-22

Distance

0.36km

RS = Recent sale

UN = Undisclosed Sale

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