

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

16A 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

\$865,000

&

\$915,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2022

to

31 Dec 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

28 SUNNY VALE DRIVE LANGWARRIN VIC 3910	\$920,000	01-Aug-22
4 TRANQUIL COURT LANGWARRIN VIC 3910	\$906,500	25-Nov-22
8 MANUKA MEWS LANGWARRIN VIC 3910	-	21-Sep-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: 03 January 2023


**28 SUNNY VALE DRIVE
LANGWARRIN VIC 3910**

3 2 2

 Sold Price **\$920,000** Sold Date **01-Aug-22**

 Distance **2.5km**

**4 TRANQUIL COURT
LANGWARRIN VIC 3910**

3 2 2

 Sold Price ^{RS} **\$906,500** Sold Date **25-Nov-22**

 Distance **2.99km**

**8 MANUKA MEWS LANGWARRIN
VIC 3910**

3 2 2

 Sold Price ^{RS - UN} Sold Date **21-Sep-22**

 Distance **3.42km**
RS = Recent sale **UN** = Undisclosed Sale

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