

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

15 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

\$885,000

&

\$945,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,525

Property type

House

Suburb

Langwarrin

Period-from

01 Dec 2019

to

30 Nov 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

3 Fernwood Drive Langwarrin VIC 3910	\$915,000	11-Oct-20
70 Yarralumla Drive Langwarrin VIC 3910	\$941,000	05-Feb-20
9 Homestead Road Langwarrin VIC 3910	\$905,500	24-Nov-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: 10 December 2020


3 Fernwood Drive Langwarrin VIC 3910

Sold Price

\$915,000

Sold Date

11-Oct-20
 4
  2
  4

Distance

2.62km

70 Yarralumla Drive Langwarrin VIC 3910

Sold Price

\$941,000

Sold Date

05-Feb-20
 4
  2
  6

Distance

3.72km

9 Homestead Road Langwarrin VIC 3910

Sold Price

^{RS} **\$905,500** ^{UN}

Sold Date

24-Nov-20
 4
  2
  4

Distance

4.14km
RS = Recent sale

UN = Undisclosed Sale

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