

## 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

169 Union Road, Langwarrin Vic 3910

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$480,000

&

\$528,000

#### Median sale price

Median price

\$440,000

House

Unit

X

Suburb

Langwarrin

Period - From

01/10/2017

to

31/12/2017

Source

REIV

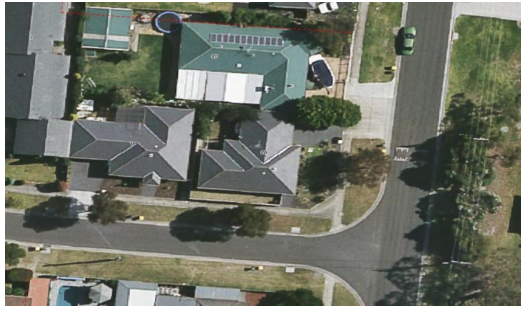
#### Comparable property sales (\*Delete A or B below as applicable)

- A\*** These are the three properties sold within two kilometres of the property for sale in the last six 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
1	1/162 Union Rd LANGWARRIN 3910	\$520,000	16/10/2017
2	1/101 South Gateway LANGWARRIN 3910	\$507,500	09/11/2017
3	13/165 North Rd LANGWARRIN 3910	\$495,000	14/02/2018

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 six months.



**Rooms:**  
**Property Type:** Townhouse  
 (Single)  
**Land Size:** 581 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
 \$480,000 - \$528,000  
**Median Unit Price**  
 December quarter 2017: \$440,000

## Comparable Properties



**1/162 Union Rd LANGWARRIN 3910 (REI/VG)** **Agent Comments**



**Price:** \$520,000  
**Method:** Private Sale  
**Date:** 16/10/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 301 sqm approx



**1/101 South Gateway LANGWARRIN 3910 (REI)** **Agent Comments**



**Price:** \$507,500  
**Method:** Private Sale  
**Date:** 09/11/2017  
**Rooms:** -  
**Property Type:** Unit  
**Land Size:** 210 sqm approx



**13/165 North Rd LANGWARRIN 3910 (REI)** **Agent Comments**



**Price:** \$495,000  
**Method:** Private Sale  
**Date:** 14/02/2018  
**Rooms:** -  
**Property Type:** Development Site (Res)