

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

6/135 Union Road 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

*House

*Unit

X

Suburb

Langwarrin

Period-from

01 Apr 2018

to

31 Mar 2019

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 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

2/150 Cranbourne-Frankston Road Langwarrin VIC 3910	\$510,000	24-Apr-19
8/81 Edward Street Langwarrin VIC 3910	\$540,000	11-Apr-19
5/428 McClelland Drive Langwarrin VIC 3910	\$520,000	09-Feb-19

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.~~

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**2/150 Cranbourne-Frankston Road
Langwarrin VIC 3910**

Sold Price

^{RS} **\$510,000**

Sold Date

24-Apr-19

 3  2  2

Distance

1.05km



**8/81 Edward Street Langwarrin VIC
3910**

Sold Price

^{RS} **\$540,000**

Sold Date

11-Apr-19

 3  2  2

Distance

1.51km



**5/428 McClelland Drive Langwarrin
VIC 3910**

Sold Price

^{RS} **\$520,000**

Sold Date

09-Feb-19

 3  2  2

Distance

2.21km

RS = Recent sale

UN = Undisclosed Sale

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