

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

1/22 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

\$565,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2022

to

31 Jan 2023

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

5/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$575,000	09-Jan-23
23/165 NORTH ROAD LANGWARRIN VIC 3910	\$585,000	12-Oct-22
73/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$630,000	27-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: 09 February 2023



**5/100 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

 3  1  1

Sold Price

\$575,000

Sold Date

09-Jan-23

Distance

0.71km



**23/165 NORTH ROAD
LANGWARRIN VIC 3910**

 3  1  2

Sold Price

\$585,000

Sold Date

12-Oct-22

Distance

1.63km



**73/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

 3  1  2

Sold Price

\$630,000

Sold Date

27-Sep-22

Distance

1.78km

RS = Recent sale

UN = Undisclosed Sale

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