

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

9/2 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2023

to

30 Apr 2024

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

1/3 KNOTT COURT LANGWARRIN VIC 3910	517500	23-Jan-24
1/19 RICHARD DRIVE LANGWARRIN VIC 3910	510000	12-Mar-24
5/4 JOHN STREET LANGWARRIN VIC 3910	578000	24-Apr-24

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: 21 May 2024

	1/3 KNOTT COURT LANGWARRIN VIC 3910	Sold Price	517500	Sold Date	23-Jan-24
	 2  1  1			Distance	1.52km
	1/19 RICHARD DRIVE LANGWARRIN VIC 3910	Sold Price	510000	Sold Date	12-Mar-24
	 2  1  1			Distance	1.86km
	5/4 JOHN STREET LANGWARRIN VIC 3910	Sold Price	^{RS} 578000	Sold Date	24-Apr-24
	 2  1  1			Distance	1.22km

RS = Recent sale **UN** = Undisclosed Sale

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