

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 Unit 3/3A Larch Street LANGWARRIN VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$530,000

Median sale price

Median price \$473,000 Unit x Suburb Langwarrin

Period - From 1 July 2019 to Current Source www.realestate.com.au

Comparable property sales

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
2/77 Cranbourne-Frankston Road LANGWARRIN VIC 3910	\$522,000	29 Mar 2019
2/150 Cranbourne-Frankston Road LANGWARRIN VIC 3910	\$510,000	13 April 2019
6/135 Union Road LANGWARRIN VIC 3910	\$522,000	17 June 2019