

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

2/4 NORTHGATEWAY 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

\$685,000

&

\$745,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jun 2021

to

31 May 2022

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

1/13 JOHN STREET LANGWARRIN VIC 3910	\$685,000	11-Apr-22
2/3 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$695,000	02-Feb-22
5 HARLAW COURT LANGWARRIN VIC 3910	\$705,000	13-May-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: 07 June 2022


**1/13 JOHN STREET LANGWARRIN
VIC 3910**
 3  2  2

Sold Price

\$685,000

Sold Date

11-Apr-22

Distance

1.45km

**2/3 WARRENWOOD PLACE
LANGWARRIN VIC 3910**
 3  2  2

Sold Price

\$695,000

Sold Date

02-Feb-22

Distance

1.42km

**5 HARLAW COURT LANGWARRIN
VIC 3910**
 3  2  2

Sold Price

^{RS} **\$705,000**

Sold Date

13-May-22

Distance

1.4km
RS = Recent sale

UN = Undisclosed Sale

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