

# 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

13/15 Warrenwood Place, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$450,000

&

\$495,000

### Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Langwarrin

Period - From

01/10/2020

to

31/12/2020

Source

REIV

### 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
1	7 Harlaw Ct LANGWARRIN 3910	\$501,500	06/12/2020
2	38/15 Peninsula Cr LANGWARRIN 3910	\$480,000	06/12/2020
3	46/15 Peninsula Cr LANGWARRIN 3910	\$480,000	09/11/2020

**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.~~

This Statement of Information was prepared on:

23/01/2021 13:12



**Property Type:**

Flat/Unit/Apartment (Res)

Agent Comments

## Comparable Properties

**7 Harlaw Ct LANGWARRIN 3910 (VG)**

Agent Comments



**Price:** \$501,500

**Method:** Sale

**Date:** 06/12/2020

**Property Type:** Flat/Unit/Apartment (Res)



**38/15 Peninsula Cr LANGWARRIN 3910 (VG)**

Agent Comments



**Price:** \$480,000

**Method:** Sale

**Date:** 06/12/2020

**Property Type:** Flat/Unit/Apartment (Res)



**46/15 Peninsula Cr LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$480,000

**Method:** Private Sale

**Date:** 09/11/2020

**Property Type:** Unit

**Land Size:** 315 sqm approx