

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

3/45 Richard Drive 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

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$461,750

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/55 Screen Street Frankston VIC 3199	\$637,500	09-Nov-20
1/46 Screen Street Frankston VIC 3199	\$655,000	02-Nov-20
5/26 Pepperbush Crescent Langwarrin VIC 3910	\$620,000	24-Aug-20

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: 15 February 2021



1/55 Screen Street Frankston VIC 3199

Sold Price

\$637,500

Sold Date **09-Nov-20**

 3  2  2

Distance **4.59km**



1/46 Screen Street Frankston VIC 3199

Sold Price

\$655,000

Sold Date **02-Nov-20**

 3  2  2

Distance **4.55km**



5/26 Pepperbush Crescent Langwarrin VIC 3910

Sold Price

\$620,000

Sold Date **24-Aug-20**

 3  2  2

Distance **2.24km**

RS = Recent sale

UN = Undisclosed Sale

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