

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
Including suburb and
postcode

2/80 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

\$545,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$450,000

*House

*Unit

X

Suburb

Langwarrin

Period-from

01 Jun 2018

to

31 May 2019

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

2/77 Cranbourne-Frankston Road Langwarrin VIC 3910	\$522,000	12-Apr-19
8/81 Edward Street Langwarrin VIC 3910	\$540,000	11-Apr-19
2/150 Cranbourne-Frankston Road Langwarrin VIC 3910	\$510,000	24-Apr-19

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.~~

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**2/77 Cranbourne-Frankston Road
Langwarrin VIC 3910**

3 2 2

Sold Price

^{RS}

\$522,000

Sold Date

12-Apr-19

Distance

0.09km



**8/81 Edward Street Langwarrin VIC
3910**

3 2 2

Sold Price

^{RS} **\$540,000**

Sold Date

11-Apr-19

Distance

0.14km



**2/150 Cranbourne-Frankston Road
Langwarrin VIC 3910**

3 2 2

Sold Price

^{RS}

\$510,000

Sold Date

24-Apr-19

Distance

0.58km

RS = Recent sale

UN = Undisclosed Sale

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