

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

6 Peppermint Grove 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

\$975,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$678,500

Property type

House

Suburb

Langwarrin

Period-from

01 May 2020

to

30 Apr 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

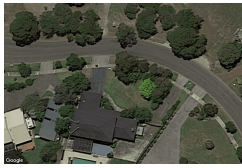
Date of sale

3 Yarralumla Drive Langwarrin VIC 3910	\$1,040,000	08-Mar-21
98 Pindara Boulevard Langwarrin VIC 3910	\$1,100,000	17-Oct-20
12 Peter Chance Crescent Langwarrin VIC 3910	\$1,030,000	19-Oct-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: 17 May 2021


3 Yarralumla Drive Langwarrin VIC 3910

 Sold Price **\$1,040,000** Sold Date **08-Mar-21**
 4  -  -

 Distance **1.35km**

98 Pindara Boulevard Langwarrin VIC 3910

 Sold Price **\$1,100,000** Sold Date **17-Oct-20**
 5  3  2

 Distance **1.83km**

**12 Peter Chance Crescent
Langwarrin VIC 3910**

 Sold Price **\$1,030,000** Sold Date **19-Oct-20**
 4  2  2

 Distance **4.04km**

RS = Recent sale

UN = Undisclosed Sale

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