

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

2/145 Union Road 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

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

7 Harlaw Court Langwarrin VIC 3910	\$501,500	06-Dec-20
13/15 Warrenwood Place Langwarrin VIC 3910	\$480,000	28-Jan-21
7/200A North Road Langwarrin VIC 3910	\$470,000	19-Mar-21

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: 02 May 2021



7 Harlaw Court Langwarrin VIC 3910

2 2 1

Sold Price

\$501,500

Sold Date **06-Dec-20**

Distance **0.35km**



13/15 Warrenwood Place Langwarrin VIC 3910

2 1 3

Sold Price

\$480,000

Sold Date **28-Jan-21**

Distance **0.43km**



7/200A North Road Langwarrin VIC 3910

2 1 1

Sold Price

\$470,000

Sold Date **19-Mar-21**

Distance **0.53km**

RS = Recent sale

UN = Undisclosed Sale

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