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	2/4 Alder 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	$450,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$463,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Oct 2019	to	30 Sep 2020	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
34/210 Cranbourne-Frankston Road Langwarrin VIC 3910	$453,700	29-May-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: 27 October 2020

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34/210 Cranbourne-Frankston Road Sold Price **$453,700** Sold Date **29-May-20**
Langwarrin VIC 3910

3 1 2

Distance **1.46km**

RS = Recent sale **UN** = Undisclosed Sale

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