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	2/46 Warrenwood Place 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	$485,000	&	$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$459,975	Property type	Unit	Suburb	Langwarrin
Period-from	01 Dec 2019	to	30 Nov 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
1/9 John Street Langwarrin VIC 3910	$520,000	02-Jul-20
4/66 Edward Street Langwarrin VIC 3910	$550,000	16-Nov-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: 10 December 2020

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1/9 John Street Langwarrin VIC 3910

3 2 2

Sold Price RS **$520,000** Sold Date **02-Jul-20**

Distance **1.24km**



4/66 Edward Street Langwarrin VIC 3910

3 2 2

Sold Price RS **$550,000** Sold Date **16-Nov-20**

Distance **1.83km**

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

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