

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

4/22 Lloyd 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2020

to

28 Feb 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

3/1 Athol Court Langwarrin VIC 3910	\$446,500	23-Jan-21
38/15 Peninsula Crescent Langwarrin VIC 3910	\$480,000	06-Dec-20
8/16 Daniel Drive Langwarrin VIC 3910	\$480,000	09-Feb-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: 22 March 2021



3/1 Athol Court Langwarrin VIC 3910

 2  1  1

Sold Price **\$446,500** Sold Date **23-Jan-21**

Distance **0.55km**



38/15 Peninsula Crescent Langwarrin VIC 3910

 2  1  1

Sold Price **\$480,000** Sold Date **06-Dec-20**

Distance **1.19km**



8/16 Daniel Drive Langwarrin VIC 3910

 2  1  1

Sold Price ^{RS} **\$480,000** Sold Date **09-Feb-21**

Distance **1.58km**

RS = Recent sale UN = Undisclosed Sale

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