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	20/145 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	$530,000	&	$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$480,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Apr 2020	to	31 Mar 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
6/135 Union Road Langwarrin VIC 3910	$570,000	19-Dec-20
7/145 Union Road Langwarrin VIC 3910	$525,000	16-Dec-20
4/66 Edward Street Langwarrin VIC 3910	$550,000	10-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: 08 April 2021

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6/135 Union Road Langwarrin VIC 3910

3 2 2

Sold Price **$570,000** Sold Date **19-Dec-20**

Distance **0.03km**



7/145 Union Road Langwarrin VIC 3910

3 2 1

Sold Price **$525,000** Sold Date **16-Dec-20**

Distance **0.03km**



4/66 Edward Street Langwarrin VIC 3910

3 2 2

Sold Price **$550,000** Sold Date **10-Nov-20**

Distance **1.54km**

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

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