

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

32/15 Peninsula Crescent 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$460,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2020

to

31 Dec 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

44/15 Peninsula Crescent Langwarrin VIC 3910	\$462,000	21-Dec-20
3/10 Athol Court Langwarrin VIC 3910	\$440,000	07-Nov-20
4/99 Cranhaven Road Langwarrin VIC 3910	\$430,500	21-Jul-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: 12 January 2021


**44/15 Peninsula Crescent
Langwarrin VIC 3910**
 2  1  1

Sold Price

^{RS}
\$462,000

Sold Date

21-Dec-20

Distance

0.06km

**3/10 Athol Court Langwarrin VIC
3910**
 2  1  1

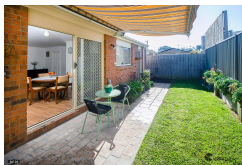
Sold Price

\$440,000

Sold Date

07-Nov-20

Distance

0.83km

**4/99 Cranhaven Road Langwarrin
VIC 3910**
 2  1  1

Sold Price

\$430,500

Sold Date

21-Jul-20

Distance

1.08km
RS = Recent sale

UN = Undisclosed Sale

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