

## 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

2/10 EDWARD STREET LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$800,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Langwarrin

Period-from

01 Apr 2023

to

31 Mar 2024

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

2/12 MOATE STREET LANGWARRIN VIC 3910	\$795,000	08-Sep-23
7 MURDOCH PLACE LANGWARRIN VIC 3910	\$745,000	28-Mar-24
1A ALDER STREET LANGWARRIN VIC 3910	\$760,000	06-Jun-23

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: 09 April 2024

Jamie Universita  
M 0400 572 672  
E jamieu@areaspecialist.com.au



**2/12 MOATE STREET  
LANGWARRIN VIC 3910**

3 2 2

Sold Price **\$795,000** Sold Date **08-Sep-23**

Distance **1km**



**7 MURDOCH PLACE LANGWARRIN  
VIC 3910**

3 2 2

Sold Price <sup>RS</sup> **\$745,000** Sold Date **28-Mar-24**

Distance **0.91km**



**1A ALDER STREET LANGWARRIN  
VIC 3910**

3 2 2

Sold Price **\$760,000** Sold Date **06-Jun-23**

Distance **0.8km**

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

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