

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

2/15 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

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

4/17 MICHEALA COURT LANGWARRIN VIC 3910	\$534,000	09-Jan-24
5/45 AQUEDUCT ROAD LANGWARRIN VIC 3910	\$536,500	14-Mar-24
29/15-21 POTTS ROAD LANGWARRIN VIC 3910	\$537,000	06-Feb-24

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: 29 April 2024



**4/17 MICHEALA COURT
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$534,000** Sold Date **09-Jan-24**

Distance **1.25km**



**5/45 AQUEDUCT ROAD
LANGWARRIN VIC 3910**

 2  1  1

Sold Price ^{RS} **\$536,500** Sold Date **14-Mar-24**

Distance **1.28km**



**29/15-21 POTTS ROAD
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$537,000** Sold Date **06-Feb-24**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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