

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 57 Edward Street, Langwarrin, VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,342,500 Property Type House Suburb Langwarrin (3910)

Period - From 01/03/2023 to 29/02/2024 Source Corelogic

Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
51 JACKSON DRIVE, LANGWARRIN VIC 3910	\$1,130,000	24/10/2023
118 PINDARA BOULEVARD, LANGWARRIN VIC 3910	\$1,180,000	15/10/2023
45 UNION ROAD, LANGWARRIN VIC 3910	\$1,200,000	15/11/2023

This Statement of Information was prepared on: 27/03/2024