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

48 Burgess Drive Langwarrin VIC 3910

Indicative selling price

Mediar (*Delete

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

Single Price		or range between	\$590,000	&	\$630,000
n sale price					
e house or unit as ap	plicable)				

Median Price	\$621,500	Prope	erty type	House		Suburb	Langwarrin
Period-from	01 May 2019	to	30 Apr 2	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		
37 Kerry Street Langwarrin VIC 3910	\$643,000	21-Mar-20		
12 Grevillea Road Langwarrin VIC 3910	\$632,500	25-Jan-20		
7 Fern Mews Langwarrin VIC 3910	\$615,000	20-Jan-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: 25 May 2020



consumer.vic.gov.au



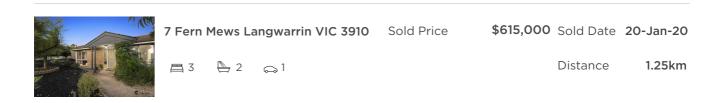
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-	37 Kerry Street Langwarrin VIC 3910 ☐ 3 ⓑ 2 ⇔ 2	Sold Price	\$643,000	Sold Date Distance	21-Mar-20 0.6km
all all all a	12 Grevillea Road Langwarrin VIC 3910	Sold Price	\$632,500	Sold Date	25-Jan-20
	🚍 3 🍋 2 👝 2			Distance	1.14km

A 3 2 2



RS = Recent sale UN = Undisclosed Sale

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