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 Veronica Street 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	\$575,000	&	\$605,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$608,000	Prop	erty type	House		Suburb	Langwarrin
Period-from	01 Nov 2018	to	31 Oct 2	2019	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.

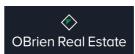
Address of comparable property	Price	Date of sale
5 McKenzie Way Langwarrin VIC 3910	\$600,000	28-May-19
22 Korina Court Langwarrin VIC 3910	\$590,000	28-May-19
10 Kate Court Langwarrin VIC 3910	\$600,000	30-Oct-19

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: 18 November 2019





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5 McKenzie Way Langwarrin VIC 3910

Sold Price

\$600,000 Sold Date 28-May-19

Distance

0.77km



22 Korina Court Langwarrin VIC 3910

Sold Price

\$590,000 Sold Date 28-May-19

Distance 1.07km



10 Kate Court Langwarrin VIC 3910 Sold Price

⇔ 2

RS \$600,000 Sold Date 30-Oct-19

Distance

1.63km

₽ 2

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二 3

= 3

RS = Recent sale

UN = Undisclosed Sale

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