

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2018

to

31 Oct 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



OBrien Real Estate

Andrew Guerin

P 8738 7228

M 0424 578 284

E andrew.guerin@obre.com.au



5 McKenzie Way Langwarrin VIC 3910

3 2 2

Sold Price

\$600,000

Sold Date

28-May-19

Distance

0.77km



22 Korina Court Langwarrin VIC 3910

3 2 2

Sold Price

\$590,000

Sold Date

28-May-19

Distance

1.07km



10 Kate Court Langwarrin VIC 3910

3 2 2

Sold Price

^{RS} **\$600,000**

Sold Date

30-Oct-19

Distance

1.63km

RS = Recent sale

UN = Undisclosed Sale

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