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

13 Noel Road 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	\$680,000	&	\$730,000					
Median sale price (*Delete house or unit as applicable)									
Median Price	\$650,000	Property type	House	Suburb	Langwarrin				

Median Price	\$650,000	\$650,000 Property ty		House		Suburb	Langwarrin
Period-from	01 Feb 2020	to	31 Jan 2	2021	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	
13 Beverley Court Langwarrin VIC 3910	\$730,000	28-Jul-20	
5 Claire Court Langwarrin VIC 3910	\$740,000	17-Nov-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: 10 February 2021



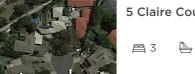
consumer.vic.gov.au



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	13 Beverley Court Langwarrin VIC 3910			Sold Price	\$730,000	Sold Date	28-Jul-20
Contract of	畕 4	2	⇔ 2			Distance	0.26km



 5 Claire Court Langwarrin VIC 3910
 Sold Price
 \$740,000
 Sold Date
 17-Nov-20

 □ 3
 □ 2
 □ 2
 □ 0.47km

RS = Recent sale **UN** = Undisclosed Sale

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