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

8 Laurenten Court 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	\$630,000	&	\$650,000			
Median sale price							
(*Delete house or unit as applicable)							

Median Price	\$608,000	Prop	erty type	y type House		Suburb	Langwarrin	
Period-from	01 Sep 2018	to	31 Aug 2019 Source		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	
12 Landhill Close Langwarrin VIC 3910	\$632,000	05-Jul-19	
14 Trentham Way Langwarrin VIC 3910	\$635,000	27-Jun-19	
2 Maxwell Court Langwarrin VIC 3910	\$624,000	15-Jul-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.

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\$632,000 Sold Date 12 Landhill Close Langwarrin VIC Sold Price 05-Jul-19 3910

昌 3 ₽ 2 $\square 2$ Distance 0.84km

Notes from your agent

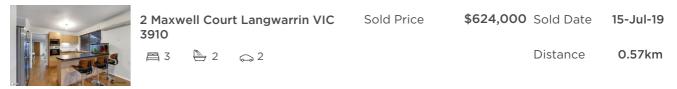
Updated - 2 living + 1 dining + great outdoor ent. sold \$632k



14 Trentham Way Langwarrin VIC 3910		Sold Price	\$635,000	Sold Date	27-Jun-19	
₿ 3	2	ç⇒ 2			Distance	0.11km

Notes from your agent

2 living + meals area - typical 2000's build - decent outdoor area - originally looking at \$645k and sold \$635k.



Notes from your agent

Updated (but still a typical 2000's finish) - 2 living + dining - was looking up to \$617,500 and sold \$624k.

RS = Recent sale UN = Undisclosed Sale

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