

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

21 Monique Drive 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

*House

X

*Unit

Suburb

Langwarrin

Period-from

01 Jan 2018

to

31 Dec 2018

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 six 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

| | | |
|--|-----------|-----------|
| 8 Monique Drive Langwarrin VIC 3910 | \$606,000 | 29-Oct-18 |
| 2 Lirata Close Langwarrin VIC 3910 | \$585,000 | 07-Aug-18 |
| 15 Elsan-Lea Court Langwarrin VIC 3910 | \$575,000 | 09-Aug-18 |

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 six months.~~

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8 Monique Drive Langwarrin VIC 3910

Sold Price

\$606,000

Sold Date

29-Oct-18
 3

 2

 2

Distance

0.13km

2 Lirata Close Langwarrin VIC 3910

Sold Price

\$585,000

Sold Date

07-Aug-18
 3

 2

 2

Distance

0.44km

15 Elsan-Lea Court Langwarrin VIC 3910

Sold Price

\$575,000

Sold Date

09-Aug-18
 3

 2

 2

Distance

1.69km

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