

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

1 Monze 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

\$515,000

&

\$540,000

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

| | | |
|--------------------------------------|-----------|-----------|
| 18 Kelly Drive Langwarrin VIC 3910 | \$555,500 | 11-Dec-18 |
| 59 Hornsby Drive Langwarrin VIC 3910 | \$515,999 | 01-Aug-18 |
| 11 Lytham Court Langwarrin VIC 3910 | \$560,000 | 01-Dec-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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18 Kelly Drive Langwarrin VIC 3910 Sold Price **\$555,500** Sold Date **11-Dec-18**

3 1 2

Distance **0.2km**



59 Hornsby Drive Langwarrin VIC 3910 Sold Price **\$515,999** Sold Date **01-Aug-18**

3 1 1

Distance **0.59km**



11 Lytham Court Langwarrin VIC 3910 Sold Price **\$560,000** Sold Date **01-Dec-18**

3 1 2

Distance **0.95km**

Notes from your agent

Completely renovated throughout + front garden (back was nothing special) most buyer feedback was at \$500-\$530 and sold for \$560,000. Very big kitchen. 3 bed, 1 bath.

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