

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	5,000	&	\$540,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$635,000	*House	Х	*Unit		Suburb	Langwarrin
Period-from	01 Jan 2018	to 31	Dec 201	18	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

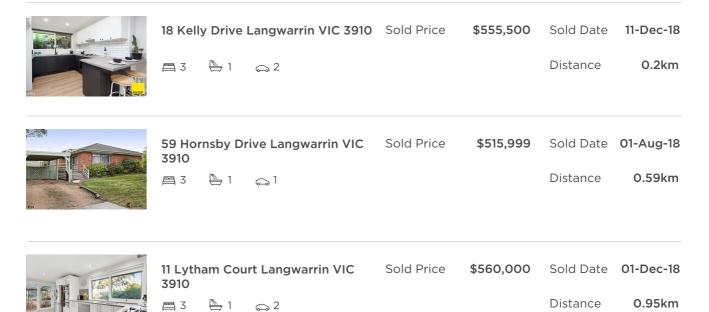
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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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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