

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

5 Paterson Avenue 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	\$560	0,000	&	\$595,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$625,000	*House	Х	*Unit		Suburb	Langwarrin
Period-from	01 May 2018	to 30	Apr 201	9	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 Gerald Drive Langwarrin VIC 3910	\$590,000	10-Apr-19
71 Beech Street Langwarrin VIC 3910	\$580,000	20-May-19
90 Huntingtower Crescent Langwarrin VIC 3910	\$605,000	05-Apr-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 six months.

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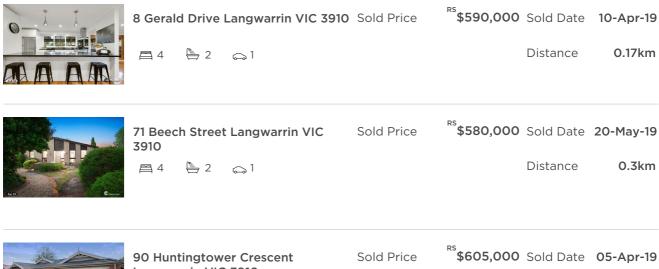
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90 Huntingtower Crescent
Langwarrin VIC 3910Sold PriceSold 5605,000Sold Date05-Apr-19□ 3 ○ 2□ 3□ 2□ 3<t

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

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