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

10 Colin Court Langwarrin VIC 3910

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$665,000	&	\$705,000
n sale price					
e house or unit as ap	plicable)				

Median Price	\$355,000	Prope	Property type		Land	Suburb	Langwarrin
Period-from	01 Apr 2019	to	31 Mar 2020		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	
42 Turner Road Langwarrin VIC 3910	\$715,000	21-Jan-20	
4 Kialla Place Langwarrin VIC 3910	\$680,000	07-Jan-20	
11 Kerry Street Langwarrin VIC 3910	\$690,000	13-Feb-20	

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.

This Statement of Information was prepared on: 15 April 2020



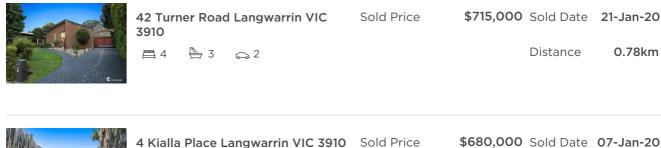
consumer.vic.gov.au



0.78km

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\$680,000 Sold Date 07-Jan-20 Distance 0.92km 酉 4 2 🚔 ్ల 2



11 Kerry	/ Street	Langwarrin VIC 3910	Sold Price	\$690,000	Sold Date	13-Feb-20
酉 5	3	ç⊋ 4			Distance	1.54km

RS = Recent sale UN = Undisclosed Sale

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