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

1 John Street 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	\$645,000	&	\$675,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$630,000	Prop	erty type		House	Suburb	Langwarrin
Period-from	01 Jun 2019	to	31 May 2	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
3 Huntingtower Crescent Langwarrin VIC 3910	\$640,000	11-May-20
4 Kialla Place Langwarrin VIC 3910	\$680,000	07-Jan-20
47 Melaleuca Crescent Langwarrin VIC 3910	\$677,000	01-Dec-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 6 months.

This Statement of Information was prepared on: 29 June 2020

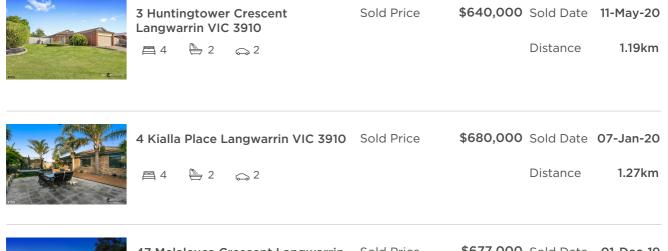


consumer.vic.gov.au



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47 Mel VIC 39		Crescent Langwarrin	Sold Price	\$677,000	Sold Date	01-Dec-19
	2	⇔ 2			Distance	1.97km

RS = Recent sale UN = Undisclosed Sale

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