

Jared McGovern

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sal

Address Including suburb and postcode	10 Oxley Court 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	\$770,000	&	\$820,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$621,500	*Hous	se X	*Unit		Suburb	Langwarrin
Period-from	01 Jul 2018	to	30 Jun 20	19	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.

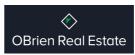
Address of comparable property	Price	Date of sale
5 Candwindara Court Langwarrin VIC 3910	\$830,000	16-Apr-19
23 Julie Court Langwarrin VIC 3910	\$817,000	15-Jan-19
45A Yarralumla Drive Langwarrin VIC 3910	\$770,000	18-Jun-19

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.

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5 Candwindara Court Langwarrin VIC 3910

Sold Price

\$830,000 Sold Date

16-Apr-19

Distance

0.98km



23 Julie Court Langwarrin VIC 3910 Sold Price

\$817,000 Sold Date

15-Jan-19

Distance

1.02km



45A Yarralumla Drive Langwarrin VIC 3910

Sold Price

\$770,000 Sold Date

18-Jun-19

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Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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