

Andrew Guerin
P 8738 7228
M 0424 578 284

E andrew.guerin@obre.com.au

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

D	rone	rtv	offer	od i	for	ماده
М	robe	:rtv	oner	ea	IOF	sale

Address Including suburb and postcode

180 Warrandyte Road 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	\$470,000	&	\$490,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$625,000	*House	X	*Unit		Suburb	Langwarrin
Period-from	01 Jun 2018	to 31	May 20	019	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.

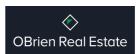
Address of comparable property	Price	Date of sale	
45 Dunn Crescent Langwarrin VIC 3910	\$485,000	20-Mar-19	
119 Warrandyte Road Langwarrin VIC 3910	\$492,500	15-Mar-19	
4 Langwarrin Crescent Langwarrin VIC 3910	\$510,000	09-Jan-19	

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.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Andrew Guerin P 8738 7228 M 0424 578 284

E andrew.guerin@obre.com.au



Sold Price 45 Dunn Crescent Langwarrin VIC 3910

 \Box 1

\$485,000 Sold Date 20-Mar-19

0.52km Distance



119 Warrandyte Road Langwarrin VIC 3910

\$ 2

Sold Price

\$492,500 Sold Date 15-Mar-19

> Distance 0.63km



4 Langwarrin Crescent Langwarrin Sold Price VIC 3910

\$510,000 Sold Date 09-Jan-19

■ 3

□ 3

= 3

₾ 1

⇔ 2

Distance 2.41km

RS = Recent sale

UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.