

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	or sale
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	Address
Including	suburb and
	postcode

11 Green Acres 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	\$490,000	&	\$515,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$635,000	*Hous	e X	*Unit		Suburb	Langwarrin
Period-from	01 Mar 2018	to	28 Feb 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

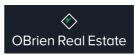
Address of comparable property	Price	Date of sale
64 Northgateway Langwarrin VIC 3910	\$540,500	01-Nov-18
57 Kerry Street Langwarrin VIC 3910	\$450,000	08-Feb-19
41 Melaleuca Crescent Langwarrin VIC 3910	\$520,500	28-Jan-19

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 six months.

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64 Northgateway Langwarrin VIC 3910

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= 3

Sold Price

\$540,500 Sold Date **01-Nov-18**

Distance 0.87km



57 Kerry Street Langwarrin VIC 3910

\$ 2

Sold Price

\$450,000 Sold Date 08-Feb-19

Distance



41 Melaleuca Crescent Langwarrin

Sold Price

RS \$520,500 UN

Sold Date 28-Jan-19

Distance

1.57km

1.43km

VIC 3910

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RS = Recent sale

un = Undisclosed Sale

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