

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

40 Malcolm 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

\$640,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

*House

X

*Unit

Suburb

Langwarrin

Period-from

01 Oct 2017

to

30 Sep 2018

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

20 Alcon Court Langwarrin VIC 3910	\$670,000	05-Jun-18
11 Firbank Close Langwarrin VIC 3910	\$660,000	24-Sep-18
14 Cavill Close Langwarrin VIC 3910	\$697,000	11-Aug-18

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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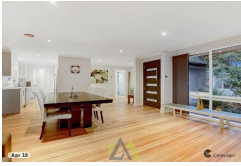
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20 Alcon Court Langwarrin VIC 3910

4 2 2

Sold Price

\$670,000

Sold Date

05-Jun-18

Distance

0.45km



11 Firbank Close Langwarrin VIC 3910

4 2 2

Sold Price

\$660,000

Sold Date

24-Sep-18

Distance

0.9km



14 Cavill Close Langwarrin VIC 3910

4 2 2

Sold Price

\$697,000

Sold Date

11-Aug-18

Distance

1.95km

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