

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	e				
Address Including suburb and postcode	4 Ebony Drive Langwarrin VIC 3910				
Indicative selling price					
For the meaning of this price	e see consumer.vic.	gov.au/underquoting (*Dele	te single price or ra	nge as applicable)	
Single Price	\$700,000	or range between		&	
Median sale price					
(*Delete house or unit as ap	plicable)				
Median Price	\$635,000	*House X * U r	n it Subu	urb Langwarrin	
Period-from	01 Dec 2017	to 30 Nov 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.

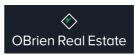
Address of comparable property	Price	Date of sale
21 Cotoneaster Way Langwarrin VIC 3910	\$715,000	22-Sep-18
27 Allington Place Langwarrin VIC 3910	\$655,000	10-Sep-18
11 Firbank Close Langwarrin VIC 3910	\$660,000	24-Sep-18

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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21 Cotoneaster Way Langwarrin VIC Sold Price 3910

\$715,000

Sold Date 22-Sep-18

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Distance 0.7km



27 Allington Place Langwarrin VIC Sold Price 3910

\$ 2

\$655,000

Sold Date 10-Sep-18

Distance 0.99km



11 Firbank Close Langwarrin VIC 3910

\$1

Sold Price

\$660,000

Sold Date 24-Sep-18

Distance 1.66km

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