

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 44 Maria Drive, 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 \$690,000 & \$759,000

Median sale price

(*Delete house or unit as applicable)

Median price \$635,000 *House X *Unit Suburb Langwarrin

Period - From 01 Feb to 31 Jan 2019 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
18 Stevens Road Langwarrin VIC 3910	\$733,500	23-Jan-19
59 Gum Nut Drive Langwarrin VIC 3910	\$695,000	27-Nov-18
32 Rubida Drive Langwarrin VIC 3910	\$750,000	15-Nov-18

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.~~