Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and postcode

4 Shannon Place 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 \$450,000 & \$490,000 | ingle Price | ce | or range between | \$450,000 | & | \$490,000 |
|---|-------------|----|---------------------|-----------|---|-----------|
|---|-------------|----|---------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$445,000 | Prop | erty type | ty type Unit | | Suburb | Langwarrin |
|--------------|-------------|------|-----------|--------------|--------|--------|------------|
| Period-from | 01 Dec 2018 | to | 30 Nov 2 | 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

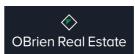
| Address of comparable property | Price | Date of sale |
|---------------------------------------|-----------|--------------|
| 9/170 Union Road Langwarrin VIC 3910 | \$496,000 | 19-Mar-19 |
| 2/72 Beech Street Langwarrin VIC 3910 | \$463,000 | 18-Oct-19 |
| 2/2 Alder Street Langwarrin VIC 3910 | \$470,000 | 26-Sep-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.

This Statement of Information was prepared on: 02 December 2019





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9/170 Union Road Langwarrin VIC 3910

\$496,000 Sold Date 19-Mar-19

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₽ 1

2.43km Distance



2/72 Beech Street Langwarrin VIC Sold Price 3910

\$ 1

Sold Price

\$463,000 Sold Date

18-Oct-19

Distance 2.62km



2/2 Alder Street Langwarrin VIC 3910

Sold Price

\$470,000 Sold Date 26-Sep-19

■ 3

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₾ 1

\$ 1

Distance 2.79km

RS = Recent sale

UN = Undisclosed Sale

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