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

70 Southgateway Langwarrin VIC 3910

Indicative selling price

Mediar (*Delete

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price		or range between	\$525,000	&	\$565,000	
n sale price e house or unit as ap	plicable)					

Median Price	\$425,000	Prop	erty type	rty type Land		Suburb	Langwarrin
Period-from	01 Oct 2019	to	30 Sep 2020		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		
10 Bush Court Langwarrin VIC 3910	\$537,500	26-May-20		
2A Govan Street Langwarrin VIC 3910	\$550,000	10-Jan-20		
41 Anthony Street Langwarrin VIC 3910	\$565,000	18-Feb-20		

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: 09 October 2020

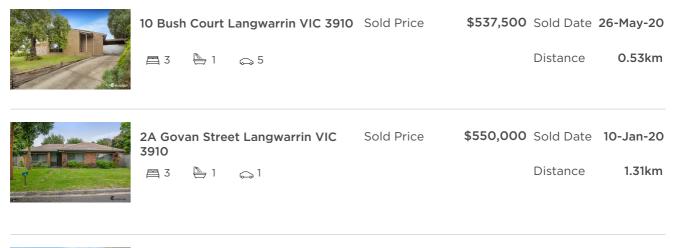


consumer.vic.gov.au



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41 Anthony Street Langwarrin VIC 3910	Sold Price	\$565,000	Sold Date	18-Feb-20
📇 3 👆 1 🞧 2			Distance	1.45km

RS = Recent sale UN = Undisclosed Sale

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