

Mark Stott
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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 f	or sale
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Address Including suburb and postcode	5/196 North Road Langwarrin VIC 3910
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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	\$420,000	&	\$460,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$450,000	*House	*Unit	X	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.

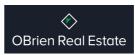
Address of comparable property	Price	Date of sale
5A Avon Court Langwarrin VIC 3910	\$440,000	27-Apr-18
1/169 North Road Langwarrin VIC 3910	\$420,000	31-Jul-18
2/15 Warrandyte Road Langwarrin VIC 3910	\$450,000	27-Jul-18

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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5A Avon Court Langwarrin VIC 3910

Sold Price

\$440,000

Sold Date 27-Apr-18

□ 2

₾ 1 □ 1 Distance

0.29km



1/169 North Road Langwarrin VIC 3910

Sold Price

\$420,000

Sold Date

31-Jul-18

四 2

\$ 1

Distance 0.32km



2/15 Warrandyte Road Langwarrin Sold Price VIC 3910

\$450,000

Sold Date

27-Jul-18

四 2

₾ 1

₾ 1

\$1

1.32km Distance

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