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

287 Cranbourne-Frankston Road 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	\$645,000	&	\$695,000
Median sale price				

(*Delete house or unit as applicable)

Median Price	\$650,000	Prop	erty type House		Suburb	Langwarrin	
Period-from	01 Jan 2020	to	31 Dec 2	2020	020 Source Corelog		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	
16 Kate Court Langwarrin VIC 3910	\$695,000	04-Nov-20	
13 Cicala Court Langwarrin VIC 3910	\$702,500	14-Nov-20	
18 Trentham Way Langwarrin VIC 3910	\$720,000	14-Dec-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: 18 January 2021

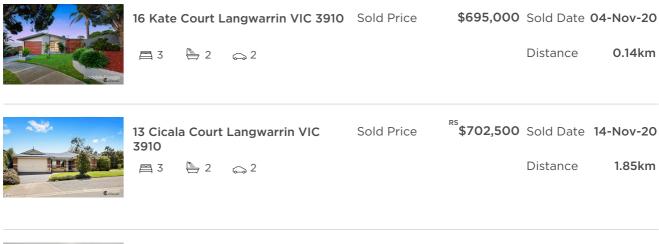


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18 Tren 3910	itham W	ay Langwarrin VIC	Sold Price	^{RS} \$720,000	Sold Date	14-Dec-20
酉 3	2	ç⇒ 3			Distance	2.57km

RS = Recent sale UN = Undisclosed Sale

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