# 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

102 Yarralumla 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	\$1,000,000	&	\$1,100,000
Median sale price				
(*Delete house or unit as applicable)				

Median Price	\$613,000	Prop	erty type	House	Suburb	Langwarrin
Period-from	01 Jan 2019	to	31 Dec 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	
57 Yarralumla Drive Langwarrin VIC 3910	\$1,070,000	24-Oct-18	
46 Yarralumla Drive Langwarrin VIC 3910	\$1,140,000	26-Oct-18	
8 Guava Court Langwarrin VIC 3910	\$1,075,000	24-Dec-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: 28 January 2020



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Daniel Robinson P 97702828

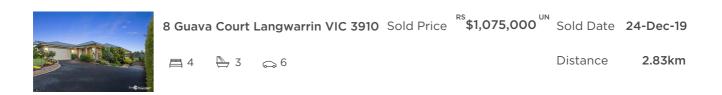
- M 0435503185
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-	57 Yarı 3910	alumla l	Drive Langwarri	\$1,070,000	24-Oct-18		
	酉 4	2 🚔	<b>⇔</b> 12			Distance	0.09km
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46 Yarralumla Drive Langwarrin VIC Sold Price\$1,140,000 Sold Date26-Oct-183910□5□2□0.42km



#### RS = Recent sale UN = Undisclosed Sale

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