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

74 Donald 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	\$1,380,000	&	\$1,480,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$355,000	Prop	erty type	rpe Land		Suburb	Langwarrin
Period-from	01 Mar 2019	to	29 Feb 2	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.

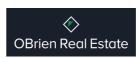
Address of comparable property	Price	Date of sale
425 Robinsons Road Langwarrin VIC 3910	\$1,380,000	14-Feb-20
95 Weeroona Road Langwarrin South VIC 3911	\$1,300,000	03-Sep-19
12 Grassmere Road Langwarrin VIC 3910	\$1,482,500	24-Jul-19

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: 24 March 2020





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425 Robinsons Road Langwarrin VIC 3910

aa2

Sold Price

RS \$1,380,000 UN

Sold Date 14-Feb-20

Distance

1.9km



95 Weeroona Road Langwarrin

Sold Price

\$1,300,000 Sold Date 03-Sep-19



South VIC 3911

四 4 ₾ 2 \$ 2

₿ 3

Distance

2km



12 Grassmere Road Langwarrin VIC Sold Price 3910

\$1,482,500 Sold Date 24-Jul-19

4 ₩ 3 ⇔ 2 Distance

3.67km

RS = Recent sale

UN = Undisclosed Sale

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