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

26 Park Valley Crescent 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	\$695,000	&	\$735,000				
Median sale price								
(*Delete house or unit as applicable)								

Median Price	\$630,000	Property type			House	Suburb	Langwarrin
Period-from	01 Jul 2019	to	30 Jun 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	
6 Alison Court Langwarrin VIC 3910	\$715,000	03-Jun-20	
76 Aqueduct Road Langwarrin VIC 3910	\$740,000	03-Mar-20	
2 Alexandra Mews Langwarrin VIC 3910	\$730,000	09-Apr-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: 08 July 2020

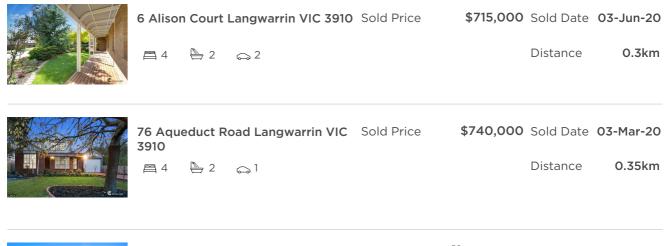


consumer.vic.gov.au



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2 Alexa 3910	ndra Me	ews Langwarrin VIC	Sold Price	^{RS} \$730,000	Sold Date	09-Apr-20
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RS = Recent sale UN = Undisclosed Sale

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