

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

43 Alder Street 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

\$600,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

House

Suburb

Langwarrin

Period-from

01 Dec 2018

to

30 Nov 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

11 Ash Grove South Langwarrin VIC 3910	\$641,000	26-Oct-19
31 Burgess Drive Langwarrin VIC 3910	\$615,000	12-Nov-19
77 Burgess Drive Langwarrin VIC 3910	\$618,000	07-Nov-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.~~

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OBrien Real Estate

Lori French

P 03 8738 7228

M 0416 299 403

E lori.french@obre.com.au



11 Ash Grove South Langwarrin VIC 3910

Sold Price

\$641,000

Sold Date

26-Oct-19

4 1 1

Distance

0.24km



31 Burgess Drive Langwarrin VIC 3910

Sold Price

\$615,000

Sold Date

12-Nov-19

3 1 2

Distance

1.88km



77 Burgess Drive Langwarrin VIC 3910

Sold Price

\$618,000

Sold Date

07-Nov-19

3 1 1

Distance

2.08km

RS = Recent sale

UN = Undisclosed Sale

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