

Jared McGovern

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## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

Property offere	d for sale
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Address Including suburb and postcode

126 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	\$530,000	<del>or range</del> <del>between</del>	&	

#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$635,000	*House	X	*Unit		Suburb	Langwarrin
Period-from	01 Oct 2017	to 30	Sep 20	018	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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

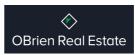
Address of comparable property	Price	Date of sale
26 Panoramic Drive Langwarrin VIC 3910	\$526,000	18-Sep-18
4 Lynne Court Langwarrin VIC 3910	\$525,000	06-Oct-18
14 Green Acres Court Langwarrin VIC 3910	\$508,000	22-Oct-18

#### 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 six months.

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26 Panoramic Drive Langwarrin VIC Sold Price 3910

\$526,000

Sold Date

18-Sep-18

**■** 3

**=** 3

₾ 1

□ 1

Distance

2.17km



4 Lynne Court Langwarrin VIC 3910 Sold Price

\$525,000

Sold Date 06-Oct-18

Distance 2.28km



14 Green Acres Court Langwarrin VIC 3910

Sold Price

\$508,000

Sold Date 22-Oct-18

Distance 2.75km

₾ 1 **፷** 3 □ 1

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