

Jared McGovern

P 87387228

M 0432920029

Source

E jared.mcgovern@obrienrealestate.com.au

Corelogic

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for	or sale
----------------------	---------

Period-from

Including suburb and postcode	19 Evergreen Way Langwarrin VIC 3910						
Indicative selling price							
For the meaning of this price	e see consumer.v	ic.gov.au/unde	erquotin	g (*Delete s	ingle pri	ice or range	as applicable)
Single Price			or range betweer		0,000	&	\$670,000
Median sale price							
(*Delete house or unit as ap	plicable)						
Median Price	\$621,500	*House	Х	*Unit		Suburb	Langwarrin

Comparable property sales (*Delete A or B below as applicable)

01 Jun 2018

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 Pri		Date of sale	
10 Australis Close Langwarrin VIC 3910	\$640,000	28-Mar-19	
12 Panoramic Drive Langwarrin VIC 3910	\$665,000	26-Mar-19	
17 Tisdall Drive Langwarrin VIC 3910	\$675,000	29-Apr-19	

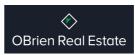
31 May 2019

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.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.



Jared McGovern

P 87387228

M 0432920029

E jared.mcgovern@obrienrealestate.com.au



10 Australis Close Langwarrin VIC 3910

Sold Price

\$640,000 Sold Date 28-Mar-19

Distance

0.99km

12 Panoramic Drive Langwarrin VIC Sold Price 3910

\$665.000 UN

Sold Date 26-Mar-19

Distance 0.15km

17 Tisdall Drive Langwarrin VIC 3910

Sold Price

\$675,000 Sold Date 29-Apr-19

₽ 2

四 4

四 4

Distance

1.16km

RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.