

Liam McMaster

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Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

roporty onoroa for oal		
Address Including suburb and postcode	6 Romsey Place Langwarrin VIC 3910	

Indicative selling price

Property offered for sale

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	or range between	\$595,000	&	\$615,000
]	

Median sale price

(*Delete house or unit as applicable)

Median Price	\$635,000	*Hou	use	X	*	Unit		Suburb	Langwarrin
Period-from	01 Nov 2017	to	31	Oct 20	18		Source	е	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.

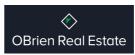
Address of comparable property	Price	Date of sale
47 Stevens Road Langwarrin VIC 3910	\$600,000	19-May-18
38 Wattle Bird Way Langwarrin VIC 3910	\$610,000	25-Aug-18
38 Quarry Road Langwarrin VIC 3910	\$600,000	10-Sep-18

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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47 Stevens Road Langwarrin VIC 3910

Sold Price

\$600,000

Sold Date 19-May-18

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Distance

0.48km



38 Wattle Bird Way Langwarrin VIC Sold Price 3910

\$610,000

Sold Date 25-Aug-18

= 3

Distance

0.64km



38 Quarry Road Langwarrin VIC 3910

Sold Price

\$600,000

Sold Date 10-Sep-18

二 3

₾ 2

₽ 2

\$ 2

Distance 0.65km

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