

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 3 Fernwood Drive, Langwarrin VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price \$ or range between \$1,100,000 & \$1,200,000

Median sale price

Median price \$1,090,000 Property type House Suburb Langwarrin

Period - From 01 jan 2022 to 31 Dec 2022 Source Corelogic

Comparable property sales

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
1. 69 Southgateway Langwarrin VIC 3910	\$1,160,000	20- jul-2022
2.	\$	
3.	\$	

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 22.06.2021