

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

51 Tamara Circuit 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

\$695,000

&

\$740,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

*House

X

*Unit

Suburb

Langwarrin

Period-from

01 Nov 2017

to

31 Oct 2018

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

| | | |
|--------------------------------------|-----------|-----------|
| 31 Monze Drive Langwarrin VIC 3910 | \$724,500 | 14-Aug-18 |
| 53 Aqueduct Road Langwarrin VIC 3910 | \$745,000 | 08-Oct-18 |
| 8 Cicala Court Langwarrin VIC 3910 | \$695,000 | 09-Jun-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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31 Monze Drive Langwarrin VIC 3910

Sold Price

\$724,500

Sold Date

14-Aug-18

4 2 2

Distance

1.75km



53 Aqueduct Road Langwarrin VIC 3910

Sold Price

\$745,000

Sold Date

08-Oct-18

5 2 2

Distance

2.95km



8 Cicala Court Langwarrin VIC 3910

Sold Price

\$695,000

Sold Date

09-Jun-18

3 2 2

Distance

3.07km

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