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

8 John Street 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 | \$520,000 | & | \$570,000 |
|--------------|---------------------|-----------|---|-----------|
| | | | | |

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$615,000 | Prope | erty type | rpe House | | Suburb | Langwarrin |
|--------------|-------------|-------|-----------|-----------|--------|--------|------------|
| Period-from | 01 Mar 2019 | to | 29 Feb 2 | 2020 | 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

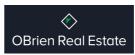
| Address of comparable property | Price | Date of sale |
|--|-----------|--------------|
| 7 Olearia Crescent Langwarrin VIC 3910 | \$520,000 | 25-Oct-19 |
| 2A Govan Street Langwarrin VIC 3910 | \$550,000 | 10-Jan-20 |
| 78 Turner Road Langwarrin VIC 3910 | \$558,000 | 11-Nov-19 |

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.

This Statement of Information was prepared on: 17 March 2020





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7 Olearia Crescent Langwarrin VIC Sold Price 3910

\$520,000 Sold Date 25-Oct-19

= 3

Distance

1.98km



2A Govan Street Langwarrin VIC 3910

Sold Price

\$550,000 Sold Date 10-Jan-20

= 3

₾ 1

Distance

0.36km

Notes from your agent

Similar footprint to your place - 1 living + 1 meals area - presents well - has been updated - decent yard space - sold



78 Turner Road Langwarrin VIC 3910

Sold Price

\$558,000 Sold Date

11-Nov-19

= 3

Distance

0.91km

RS = Recent sale UN = Undisclosed Sale

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