

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 1 Mathew Court, 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)

range between \$580,000 & \$615,000

Median sale price

(*Delete house or unit as applicable)

Median price \$600,000 *House ☒ Suburb Langwarrin VIC

Period - From April 2017 to March 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 |
|--------------------------------------|-----------|--------------|
| 6 Diana Court, Langwarrin VIC 3910 | \$586,000 | 15/11/2017 |
| 92 Northgateway, Langwarrin VIC 3910 | \$610,000 | 30/12/2017 |
| 9 Eileen Court, Langwarrin VIC 3910 | \$613,000 | 10/11/2017 |