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

1 The Close 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 | \$770,000 | & | \$830,000 |
|--------------|---------------------|-----------|---|-----------|
|--------------|---------------------|-----------|---|-----------|

Median sale price

(*Delete house or unit as applicable)

| Median Price | \$615,000 | Prop | erty type | House | | Suburb | Langwarrin |
|--------------|-------------|------|-----------|-------|--------|--------|------------|
| Period-from | 01 Feb 2019 | to | 31 Jan 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.

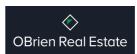
| Address of comparable property | Price | Date of sale | |
|---------------------------------------|-----------|--------------|--|
| 11 Bendemere Rise Langwarrin VIC 3910 | \$786,000 | 09-Oct-19 | |
| 4 Tisdall Drive Langwarrin VIC 3910 | \$820,000 | 15-Nov-19 | |
| 7 Ebony Drive Langwarrin VIC 3910 | \$815,500 | 09-Sep-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 February 2020





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11 Bendemere Rise Langwarrin VIC Sold Price 3910

⇔ 2

\$ 2

\$786,000 Sold Date 09-Oct-19

Distance

0.44km

4 Tisdall Drive Langwarrin VIC 3910 Sold Price

** \$820,000 Sold Date 15-Nov-19

Distance 0.96km

7 Ebony Drive Langwarrin VIC 3910 Sold Price

\$815,500 Sold Date **09-Sep-19**

Distance 2.1km

二 5 \$ 2

₾ 2

RS = Recent sale UN = Undisclosed Sale

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