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## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

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Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

|                                       |
|---------------------------------------|
| 1 EDWARD STREET, LANGWARRIN, VIC 3910 |
|---------------------------------------|

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

|           |
|-----------|
| \$900,000 |
|-----------|

 & 

|           |
|-----------|
| \$990,000 |
|-----------|

### Median sale price

|                    |  |              |       |   |               |        |  |                    |
|--------------------|--|--------------|-------|---|---------------|--------|--|--------------------|
| Median price       | <table border="1"><tr><td>\$640,000</td></tr></table>    | \$640,000    | House | <table border="1"><tr><td>x</td></tr></table>             | x             | Suburb | <table border="1"><tr><td>Langwarrin</td></tr></table>         | Langwarrin         |
| \$640,000          |  |              |       |   |               |        |  |                    |
| x                  |  |              |       |   |               |        |  |                    |
| Langwarrin         |  |              |       |   |               |        |  |                    |
| Period - From      | <table border="1"><tr><td>January 2018</td></tr></table> | January 2018 | to    | <table border="1"><tr><td>December 2018</td></tr></table> | December 2018 | Source | <table border="1"><tr><td>pricefinder.com.au</td></tr></table> | pricefinder.com.au |
| January 2018       |  |              |       |   |               |        |  |                    |
| December 2018      |  |              |       |   |               |        |  |                    |
| pricefinder.com.au |  |              |       |   |               |        |  |                    |

### Comparable property sales

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.