# 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

6 Catherine 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)

Single Price or range between \$510,000 & \$550,00	Single Price	e <del>e</del>		\$510,000	&	\$550,000	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$608,000	Prop	erty type	y type House		Suburb	Langwarrin
Period-from	01 Nov 2018	to	31 Oct 2	2019	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.

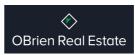
Address of comparable property	Price	Date of sale
35 Quarry Road Langwarrin VIC 3910	\$545,000	09-Jul-19
52 Southgateway Langwarrin VIC 3910	\$506,500	12-Oct-19
5 Lorraine Avenue Langwarrin VIC 3910	\$530,000	05-Aug-19

#### 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: 13 November 2019





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35 Quarry Road Langwarrin VIC 3910

Sold Price

**\$545,000** Sold Date

09-Jul-19

**=** 3

**=** 3

Distance

0.34km

1km



52 Southgateway Langwarrin VIC 3910

Sold Price

\*\$506,500 Sold Date

12-Oct-19

Distance



**5 Lorraine Avenue Langwarrin VIC** Sold Price

\$530,000 Sold Date 05-Aug-19

Distance

1.21km

3910

**■** 3 ₾ 2 ⇔ 2

**RS** = Recent sale

UN = Undisclosed Sale

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