

Jared McGovern

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# Statement of Information

# Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	11 Lytham Court Langwarrin VIC 3910	
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## 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	\$530,000	&	\$570,000
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### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$635,000	*Hou	ıse	Х	*Unit		Suburb	Langwarrin
Period-from	01 Nov 2017	to	31	Oct 20	)18	Sourc	е	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.

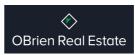
Address of comparable property	Price	Date of sale
14 Pellita Way Langwarrin VIC 3910	\$562,000	24-Jul-18
24 Rubida Drive Langwarrin VIC 3910	\$550,000	12-Jul-18
139 North Road Langwarrin VIC 3910	\$570,000	12-Sep-18

#### 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 six months.

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14 Pellita Way Langwarrin VIC 3910 Sold Price

\$562,000

Sold Date

24-Jul-18

□ 3

**\** 1

**⇔**1

Distance

0.76km

#### Notes from your agent

A character home - that will appeal to some buyers but not others (exposed beams are not everyones taste).



24 Rubida Drive Langwarrin VIC 3910

Sold Price

\$550,000

Sold Date

12-Jul-18

₩ 1

**=** 3

□ 1

Distance

1.05km



139 North Road Langwarrin VIC 3910

Sold Price

\$570,000

Sold Date 12

12-Sep-18

**=** 3

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1 😞 2

Distance

2.26km

#### Notes from your agent

I feel this home is a great comparison to your property but on a busier road.

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