

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

| Property offered for sale |
|---------------------------|
|---------------------------|

| Address<br>Including suburb and<br>postcode              | 9 Eric Court La   | angwarr  | rrin VIC 3910 |          |          |             |              |                |
|--|-------------------|----------|---------------|----------|----------|-------------|--------------|----------------|
| Indicative selling price                                 |                   |          |               |          |          |             |              |                |
| For the meaning of this price                            | e see consumer.vi | c.gov.au | /underquo     | ting (*I | Delete s | ingle price | e or range a | as applicable) |
| Single Price   |                   |          | or rar        | _        | \$630    | 0,000       | &            | \$650,000      |
| <b>Median sale price</b><br>(*Delete house or unit as ap | plicable)         |          |               |          |          |             |              |                |
| Median Price   | \$630,000         | *Ho      | use X         |          | *Unit    |             | Suburb       | Langwarrin     |
| Period-from  | 01 May 2018       | to       | 30 Apr        | 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

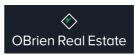
| Address of comparable property        | Price     | Date of sale |
|---------------------------------------|-----------|--------------|
| 3 Claremont Court Langwarrin VIC 3910 | \$650,000 | 12-Feb-19    |
| 40 Malcolm Road Langwarrin VIC 3910   | \$650,000 | 20-Oct-18    |
| 10 Alexandra Mews Langwarrin VIC 3910 | \$665,000 | 23-Jan-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 six months.

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3 Claremont Court Langwarrin VIC Sold Price 3910

\$650,000 UN

Sold Date 12-Feb-19

**4** 

Distance

0.54km



40 Malcolm Road Langwarrin VIC 3910

Sold Price

**\$650,000** Sold Date **20-Oct-18** 

0.9km

Distance



10 Alexandra Mews Langwarrin VIC Sold Price 3910

\$665,000 Sold Date 23-Jan-19

2.33km

四 4

₽ 2

Distance

**RS** = Recent sale

UN = Undisclosed Sale

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