Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sal	е						
Address Including suburb and postcode	188 NORTH ROAD LANGWARRIN VIC 3910						
Indicative selling price For the meaning of this price	e see consumer.vi	c.gov.aı	u/underquoting (*Delete singl	e price	e or range a	as applicable)
Single Price			or range between	\$990,00	\$990,000		\$1,089,000
Median sale price (*Delete house or unit as app	plicable)						
Median Price	\$845,000	Property type I		House	House		Langwarrin
Period-from	01 Oct 2023	to	to 30 Sep 2024		ource	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							
(*Delete house or unit as apply Median Price Period-from Comparable property so A* These are the three period estate agent or agent	\$845,000 01 Oct 2023 ales (*Delete Aproperties sold with the representative of the sold with the sold	to or B b	30 Sep 2024 Delow as applications of the	icable)	sale i		Corelogic months that the ale:

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: 18 October 2024



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