## 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

9 JOSEPHINE STREET 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	\$1,100,000	<del>or range</del> <del>between</del>		&	
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#### Median sale price

(\*Delete house or unit as applicable)

Median Price	\$845,000	Prop	erty type	House		Suburb	Langwarrin
Period-from	01 Jun 2022	to	31 May 2	2023	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.

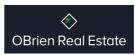
Address of comparable property	Price	Date of sale
5 THE GROVE LANGWARRIN VIC 3910	\$1,150,000	28-Jan-23
16 SERENITY DRIVE LANGWARRIN VIC 3910	\$1,130,000	05-Dec-22
60B YARRALUMLA DRIVE LANGWARRIN VIC 3910	\$1,075,000	30-Mar-23

#### 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: 01 June 2023





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Sold Price 5 THE GROVE LANGWARRIN VIC 3910

\$1,150,000 Sold Date 28-Jan-23

二 4

₾ 2

₽ 2

0.88km Distance



16 SERENITY DRIVE LANGWARRIN Sold Price VIC 3910

\$1,130,000 Sold Date 05-Dec-22

**=** 4

Distance

1.84km



**60B YARRALUMLA DRIVE LANGWARRIN VIC 3910** 

Sold Price

RS \$1,075,000 Sold Date 30-Mar-23

Distance

1.38km

**RS** = Recent sale UN = Undisclosed Sale

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