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 Including suburb and postcode	4 Julie 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	$590,000	&	$640,000

Median sale price

(*Delete house or unit as applicable)

Median price	$635,500	*House	x	*Unit		Suburb	Langwarrin, VIC 3910
Period - From	1st November 2017	to	5th November 2018			Source	www.realestate.com.au

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
1 12 Gleeson Court, Langwarrin VIC 3910	$605,000	18th August 2018
2 46 Quarry Road, Langwarrin VIC 3910	$641,000	24th July 2018
3 15 Jarman Drive, Langwarrin VIC 3910	$647,000	13th June 2018

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.