

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 5 Hedgely Court Langwarrin

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$790,000 & \$850,000

Median sale price

(*Delete house or unit as applicable)

Median price \$710,000 House Suburb Langwarrin
Period - From 1st Mar 2017 to 19th Mar 2018 Source Realestate.com.au

Comparable property sales

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. 8 Serenity Drive Langwarrin	\$836,000	Dec 2017
2. 8 Dunmore Close Langwarrin	\$795,000	Dec 2017
3. 9 Hazeldene Place Langwarrin	\$850,000	Dec 2017