

## 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 24 Leonard Drive Langwarrin

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$490,000 & \$540,000

### Median sale price

Median price \$590,000 House x Suburb Langwarrin

Period - From November 2017 to Current Source [www.realestate.com.au](http://www.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. 4 Leonard Drive Langwarrin	\$517,500	June 2017
2. 4 Airlie Court Langwarrin	\$540,999	July 2017
3. 11 Oxley Court Langwarrin	\$560,000	June 2017