

## 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 WATTLE BIRD WAY, LANGWARRIN

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://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 \$550,000 \*House x \*Unit Suburb Langwarrin

Period - From 3<sup>rd</sup> April 18 to 10<sup>th</sup> Feb 18 Source [www.domain.com.au](http://www.domain.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
40 LEXTON DRIVE, LANGWARRIN	\$ 600,000	24/10/18
24 ROMSEY PLACE, LANGWARRIN	\$ 655,000	30/01/18
15 GUM NUT DRIVE, LANGWARRIN	\$ 632,500	09/0/18