

# 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 32 Leisureland Drive  
LANGWARRIN VIC 3910

### Indicative selling price

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

Range between \$1,400,000 & \$1,540,000

### Median sale price

Median price \$540,443 House ☒ Suburb Langwarrin

Period - From 1 May 2016 to 29 May 2017 Source REA

### 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. 17 Altarnun Road, Langwarrin 3910	\$ 1,310,000	13/1/2017
2. 36 Leisureland Drive, Langwarrin 3910	\$ 1,200,000	19/2/2017
3. 11 Leisureland Drive, Langwarrin 3910	\$ 1,200,000	20/1/2017

### Property offered for sale by

Agent Name and  
Contact Details Leanne Williams – Mobile: 0412 725 526  
E - [leanne.williams@nl.com.au](mailto:leanne.williams@nl.com.au)

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