

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 2/2-4 Langewan Road, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$450,000 & \$490,000

Median sale price

Median price \$385,000 Unit X Suburb Langwarrin

Period - From 1 July 2016 to 3 July 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. 29/145 Union Road, Langwarrin	\$435,000	23/03/2017
2. 4/3 Warrenwood Place, Langwarrin	\$500,000	29/03/2017
3. 29/145 Union Road, Langwarrin	\$435,000	22/03/2017

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
David Cowie M: 0414 674 963
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DATE Prepared: 6th July 2017