

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 22 Landhill Close LANGWARRIN VIC 3910

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$587,538 House x Suburb Langwarrin

Period - From 1 Aug 2018 to Current Source 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
8 Danielle Court LANGWARRIN VIC 3910	\$560,000	16 July 2018
10 Diana Court LANGWARRIN VIC 3910	\$580,000	18 June 2018
10 Tyrone Street LANGWARRIN VIC 3910	\$585,000	5 April 2018

