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> \$420,000 - \$460,000 **Median House Price**

Indicative Selling Price

June guarter 2017: \$606,000





Property Type: House Land Size: 365 sqm approx

Agent Comments

3 bedroom, two-way bathroom, double garage, ample outdoor area. House on cottage block with common driveway, no body corporate fees.

Agent Comments

Agent Comments

Comparable Properties



19 Jarman Dr LANGWARRIN 3910 (REI/VG)





Price: \$482,500 Method: Private Sale Date: 20/04/2017

Rooms: 4

Property Type: House (Res) Land Size: 744 sqm approx



1/319 Cranbourne Frankston Rd **LANGWARRIN 3910 (VG)**







Price: \$469,000 Method: Sale Date: 22/04/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



9/25 Potts Rd LANGWARRIN 3910 (VG)

3





Price: \$415,000 Method: Sale Date: 06/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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Statement of Information

Property offered for sale

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode		
Indicative selling price		
For the meaning of this price see consumer.vic.gov.au/underquoting		
Range between \$420,000 & \$460,000		
Median sale price		
Median price \$606,000 House X Unit	Suburb	angwarrin
Period - From 01/04/2017 to 30/06/2017 Source REIV		
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
1 19 Jarman Dr LANGWARRIN 3910	\$482,500	20/04/2017
2 1/319 Cranbourne Frankston Rd LANGWARRIN 3910	\$469,000	22/04/2017

OR

3

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six menths.

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9/25 Potts Rd LANGWARRIN 3910

\$415,000

06/05/2017

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