

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address

7 Noel Road, 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

\$590,000

&

\$640,000

### Median sale price

Median price

\$590,000

House

X

Suburb

Langwarrin

Period - From

Feb 2017

to

Jan 2018

Source

CoreLogic

### Comparable property sales

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
2 Saligna Court, Langwarrin VIC 3910	\$627,000	19/09/2017
9 Eileen Court, Langwarrin Vic 3910	\$613,000	10/11/2017
92 Northgateway, Langwarrin VIC 3910	\$610,000	28/02/2018