Statement of Information

Single residential property located in the Melbourne metropolitan area

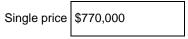
Sections 47AF of the Estate Agents Act 1980

Property offered for sale



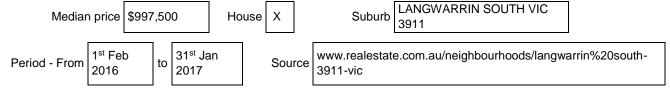
Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)



Median sale price

(*Delete house or unit as applicable)



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
1. 80 Newton Avenue Langwarrin South VIC 3911	\$ 777,000	6 th Feb 2017
2. 108 Weeroona Road, Langwarrin South VIC 3911	\$ 780,000	2 nd April 2017
3. 6 Ballochmyle Lane, Langwarrin South VIC 3911	\$ 715,000	18 th April 2017

