

# 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

10 Park Valley Crescent, Langwarrin VIC 3910

### Indicative selling price

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

Range between

\$700,000

&

\$770,000

### Median sale price

Median price

\$575,500

\*House

X

Suburb

Langwarrin

Period - From

Dec 2016

to

Nov 2017

Source

CoreLogic

### 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	5 Dunmore Close, Langwarrin	\$ 795,000	24/10/2017
2	8 Dunmore Close, Langwarrin	\$ 795,000	27/12/2017
3	18 Morecroft Way, Langwarrin	\$ 757,500	29/11/2017