

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 2/2-4 Langewan Road, Langwarrin 3910

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$370,000 Unit x Suburb Langwarrin

Period - From 1 May 2016 to 1 May 2017 Source REA

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
2/155 Centre Road Langwarrin	\$428,500	26/11/16
29/145 Union Road Langwarrin	\$435,000	22/3/17
4/2-4 Langewan Road Langwarrin	\$425,000	7/12/16

Property offered for sale by

Agent Name
and
Contact
Details David Cowie – 0414 674 963 Email: david.cowie@nl.com.au

Date Prepared: 6th May 2017