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**Rooms:**  
**Property Type:** House (Res)  
**Land Size:**  
**Agent Comments**

**Indicative Selling Price**  
\$630,000 - \$690,000  
**Median House Price**  
March quarter 2017: \$580,000

## Comparable Properties



**49 Gum Nut Dr LANGWARRIN 3910 (REI)**

**Agent Comments**

4   2   2

**Price:** \$680,000  
**Method:** Private Sale  
**Date:** 29/03/2017  
**Rooms:** -  
**Property Type:** House  
**Land Size:** 893 sqm



**70 Jarman Dr LANGWARRIN 3910 (REI)**

**Agent Comments**

4   2   4

**Price:** \$657,500  
**Method:** Private Sale  
**Date:** 11/03/2017  
**Rooms:** 8  
**Property Type:** House  
**Land Size:**

**36 Northgateway LANGWARRIN 3910 (VG)**

**Agent Comments**

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**Price:** \$632,000  
**Method:** Sale  
**Date:** 10/02/2017  
**Rooms:** -  
**Property Type:** House (Res)  
**Land Size:** 885 sqm

## Statement of Information

### Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Address  
Including suburb and  
postcode

4 Ash Grove, Langwarrin Vic 3910

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov/underquoting](http://consumer.vic.gov/underquoting)

Range between \$630,000 & \$690,000

#### Median sale price

Median price \$580,000

House X

Suburb Langwarrin

Period - From 01/01/2017 to 31/03/2017

Source REIV

#### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
49 Gum Nut Dr LANGWARRIN 3910	\$680,000	29/03/2017
70 Jarman Dr LANGWARRIN 3910	\$657,500	11/03/2017
36 Northgateway LANGWARRIN 3910	\$632,000	10/02/2017