

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

66 Granite Drive,  
LANGWARRIN 3910

House

 3 beds

 2 baths

 2 parking

### Indicative selling price

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

**Range from \$535,000 -  
\$585,000**

### Median sale price

Median **House** for **LANGWARRIN** for period **Sep 2016 - Aug 2017**  
Sourced from **CoreLogic**.

**\$555,000**

### 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 the most comparable to the property for sale.

**7 Oxley Court,**  
Langwarrin 3910

Price **\$585,000** Sold 19 June 2017

**2 Gianna Way,**  
Langwarrin 3910

Price **\$565,500** Sold 29 July 2017

**38 Lexton Drive,**  
Langwarrin 3910

Price **\$599,500** Sold 14 August 2017

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from CoreLogic.

### Contact agents

 **Michael Hamilton**  
Biggin & Scott

0 478 950 888  
[mhamilton@bigginscott.com.au](mailto:mhamilton@bigginscott.com.au)



**Biggin & Scott Frankston**

23 Playne Street,  
Frankston VIC 3188