

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 4/2 Edward Street, Langwarrin VIC 3910

Indicative selling price

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

range between \$480,000 & \$520,000

Median sale price

Median price \$383,050

Unit X

Suburb Langwarrin

Period - From Sep 2016

to Aug 2017

Source CoreLogic

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's	Price	Date of sale
1. 34 Cranhaven Road, Langwarrin VIC 3910	\$520,000	22/03/2017
2. 1/10 Athol Court, Langwarrin VIC 3910	\$530,000	04/06/2017
3. 10 Norwarran Way, Langwarrin VIC 3910	\$515,000	17/03/2017