



Statement of Information

Sections 47AF of the Estate Agents Act 1980

20 Newton Ave,
LANGWARRIN SOUTH 3911

Indicative selling price

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

Range \$1,150,000 - \$1,265,000

Median sale price

Median **House** for **LANGWARRIN SOUTH** for period **Apr 2018 - Jun 2018**

Sourced from **pricefinder**.

\$1,075,000

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.

105 Newton,
Langwarrin South 3911

Price **\$1,240,000** Sold 07
May 2018

380 Warrandyte,
Langwarrin South 3911

Price **\$1,320,000** Sold 31
March 2018

117 Barretts,
Langwarrin South 3911

Price **\$1,201,500** Sold 09
February 2018

Additional Information

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 pricefinder.

House

3 beds

2 baths

5 parking

Asset Property Sales and Management

404 Nepean Highway,
Chelsea VIC 3196

Contact agents

 **Trent Marden**

03 9707 8700
0409 222 544

trent.marden@assetpropertysales.com.au

asset PROPERTY
SALES & MANAGEMENT