# Statement of Information Single residential property located in the Melbourne metropolitan area

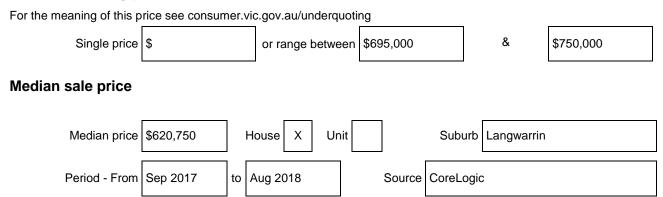
### Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address postcode

Including suburb and 21 Cotoneaster Way, Langwarrin, VIC 3910

#### Indicative selling price



## **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		Price	Date of sale
1. 52 Wattle Bird Way, L	angwarrin, VIC 3910	\$718,000	03/08/18
2. 8 Illawong Mews, Lan	gwarrin, VIC 3910	\$745,000	13/08/18
3. 24 Kelly Drive, Langw	varrin, VIC 3910	\$698,475	25/06/18