

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
Including suburb and
postcode 21 Cotoneaster Way, Langwarrin, VIC 3910

Indicative selling price

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

Single price \$ or range between \$695,000 & \$750,000

Median sale price

Median price \$620,750 House ☒ Unit ☐ Suburb Langwarrin

Period - From Sep 2017 to Aug 2018 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	Price	Date of sale
1. 52 Wattle Bird Way, Langwarrin, VIC 3910	\$718,000	03/08/18
2. 8 Illawong Mews, Langwarrin, VIC 3910	\$745,000	13/08/18
3. 24 Kelly Drive, Langwarrin, VIC 3910	\$698,475	25/06/18

