

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

95 Highfield Drive,  
LANGWARRIN SOUTH 3910

### Indicative selling price

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

**Range \$1,180,000 - \$1,290,000**

### Median sale price

Median **House** for **LANGWARRIN SOUTH** for period **Apr 2018 - May 2019**

Sourced from **CoreLogic**.

**\$1,282,056**

### 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.

**20 Newton Avenue,**  
Langwarrin South 3911

**Price \$1,150,000** Sold 18  
December 2018

**256 Warrandyte Road,**  
Langwarrin 3910

**Price \$1,570,000** Sold 29  
September 2018

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months

### 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 CoreLogic.

House

4 beds

2 baths

6 parking

**Biggin & Scott Frankston**

23 Playne Street,  
Frankston VIC 3188

### Contact agents



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**Biggin & Scott**