

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

50 Cotoneaster Way, Langwarrin Vic 3910

Indicative selling price

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

Range between \$640,000

&

\$704,000

Median sale price

Median price \$606,000

House

X

Suburb

Langwarrin

Period - From 01/04/2017

to

30/06/2017

Source

REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
9 Bottlebrush Ct LANGWARRIN 3910	\$775,000	02/05/2017
49 Gum Nut Dr LANGWARRIN 3910	\$680,000	29/03/2017
70 Jarman Dr LANGWARRIN 3910	\$657,500	11/03/2017