

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 4/16-18 Athol Court, Langwarrin

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price or range between \$490,000 & \$530,000

Median sale price

Median price \$400,000 House ☐ Unit ☒ Suburb Langwarrin

Period - From Oct 2016 to Sep 2017 Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

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. 1/10 Athol Court, Langwarrin | \$530,000 | 04/06/2017 |
| 2. 6/71 Cranbourne-Frankston Road, Langwarrin | \$535,000 | 30/05/2017 |
| 3. 6/3 Warrenwood Place, Langwarrin | \$495,000 | 01/07/2017 |

