



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 1/10 Lemnian Court, LANGWARRIN 3910

Unit

2 beds

1 baths

1 parking

### Indicative selling price

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

## Range \$370,000 - \$407,000

### Median sale price

Median Unit for LANGWARRIN for period Jul 2017 - Jul 2017

Sourced from Rpdata.

## \$400,000

### 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.

**1/41 Dunn Crescent,**  
Langwarrin 3910

Price **\$383,000** Sold 22 May  
2017

**16/93 Warrandyte Road,**  
Langwarrin 3910

Price **\$416,550** Sold 01 July  
2017

**8/2004 North Road,**  
Langwarrin 3910

Price **\$405,000** Sold 17  
August 2017

### 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 Rpdata.

### Contact agents



**Damian Smith**

03 59 75 6888  
0481 875 243

[damian@bowmanandcompany.com.au](mailto:damian@bowmanandcompany.com.au)



**Sam Galvin**

03 59 75 6888  
0447 343 513

[sam@bowmanandcompany.com.au](mailto:sam@bowmanandcompany.com.au)

