

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 5 Gleeson Court, Langwarrin VIC 3910

Indicative selling price

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

range between \$595,000 & \$650,000

Median sale price

Median price \$590,000

House ☒

Suburb Langwarrin

Period - From Feb 2017 to Jan 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 Olearia Crescent, Langwarrin VIC 3910	\$600,000	15/01/2018
4 Wirilda Court, Langwarrin Vic 3910	\$650,000	11/11/2017
6 Tarwin Court, Langwarrin VIC 3910	\$640,000	07/12/2017