

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

46 Quarry Road, Langwarrin

Indicative selling price

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

Single price

\$649,950

or range between

\$

&

\$

Median sale price

Median price

\$610,000

House

☒

Unit

☐

Suburb

Langwarrin

Period - From

Jul 2017

to

Jun 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. 14 Micheala Court, Langwarrin	\$655,000	24/05/2018
2. 22 Melaleuca Crescent, Langwarrin	\$660,000	06/05/2018
3. 20 Alcon Court, Langwarrin	\$670,000	05/06/2018

