



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 998 sqm

Agent Comments

Indicative Selling Price

\$660,000 - \$726,000

Median House Price

March quarter 2017: \$580,000

Comparable Properties



5 Alexandra Mews LANGWARRIN 3910 (REI)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 06/04/2017

Rooms: 7

Property Type: House



12 Morecroft Way LANGWARRIN 3910 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 12/04/2017

Rooms: 5

Property Type: House (Res)



14 Claremont Ct LANGWARRIN 3910 (REI)

Agent Comments



Price: \$666,000

Method: Private Sale

Date: 09/03/2017

Rooms: 6

Property Type: House

Land Size: 734 sqm

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

62 Monique Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$660,000

&

\$726,000

Median sale price

Median price \$580,000

House

X

Suburb

Langwarrin

Period - From 01/01/2017

to

31/03/2017

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
5 Alexandra Mews LANGWARRIN 3910	\$700,000	06/04/2017
12 Morecroft Way LANGWARRIN 3910	\$690,000	12/04/2017
14 Claremont Ct LANGWARRIN 3910	\$666,000	09/03/2017