





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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.





## 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

#### Indicative selling price

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

Range between\$660,000&\$726,000Median sale priceMedian price\$580,000HouseXSuburbLangwarrinPeriod - From01/01/2017to31/03/2017SourceREIV

#### **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

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