

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 13/3 Pellita Way, Langwarrin, VIC, 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

range between \$410,000 & \$450,000

Median sale price

(*Delete house or unit as applicable)

Median price \$383,050

*Unit X

Suburb Langwarrin

Period - From Sep 2016 to Aug 2017

Source CoreLogic

Comparable property sales (*Delete A or B below as applicable)

A* 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
01. 10/3 Pellita Way, Langwarrin VIC 3910	\$450,000	01/09/2017
02. 4/91 Southgateway, Langwarrin VIC 3910	\$420,000	08/08/2017
03. 1/38 Southgateway, Langwarrin VIC 3910	\$480,000	02/08/2017

