

# 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 33 Granite Drive, Langwarrin 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$570,000 & \$620,000

### Median sale price

Median price \$590,000 House ☒ Suburb Langwarrin

Period - From 1 Nov 2016 to 13 Nov 2017 Source REA

### Comparable property sales

- 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 |
|--------------------------------|-----------|--------------|
| 1 38 Quarry Road, Langwarrin   | \$587,000 | 3/9/2017     |
| 2 14 Maria Drive, Langwarrin   | \$640,000 | 25/7/2017    |
| 3 38 Lexton Drive, Langwarrin  | \$599,500 | 14/8/2017    |

### Property offered for sale by

Agent Name and  
Contact Details Leanne Williams  
Mobile: 0412 725 526  
Email: [leanne.williams@nl.com.au](mailto:leanne.williams@nl.com.au)

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