





Rooms:

Property Type: House Land Size: 813.857 sqm **Agent Comments** 

**Indicative Selling Price** \$720,000 - \$790,000 **Median House Price** March quarter 2017: \$580,000

## Comparable Properties



16 Coriander Ct LANGWARRIN 3910 (REI/VG)

**1** 5

Price: \$790.000 Method: Private Sale Date: 20/12/2016 Rooms: 8

Property Type: House (Res) Land Size: 1072 sqm



9 Bottlebrush Ct LANGWARRIN 3910 (REI)



Price: \$775,000 Method: Private Sale Date: 02/05/2017 Rooms: 9

**Property Type:** House Land Size: 913 sqm

**Agent Comments** 

**Agent Comments** 

**Agent Comments** 





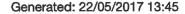




Price: \$720,000 Method: Sale Date: 16/01/2017 Rooms: -

Property Type: House (Res) Land Size: 979 sqm

**Account - Eview Group Frankston** 









### Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

Including suburl	dress 27 Julie Cobone 20 dress 27 Julie Cobone	ourt, Langwarrin Vic	3910		
Indicative sellin	ng price				
For the meaning o	of this price see co	onsumer.vic.gov.au/	underquoting		
Range between	\$720,000	&	\$790,000		
Median sale pri	ce				
Median price \$	580,000	House X	Suburb	Langwarrin	

#### Comparable property sales

Period - From 01/01/2017

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.

Source REIV

31/03/2017

Address of comparable property	Price	Date of sale
16 Coriander Ct LANGWARRIN 3910	\$790,000	20/12/2016
9 Bottlebrush Ct LANGWARRIN 3910	\$775,000	02/05/2017
21 Heatherwood Gr LANGWARRIN 3910	\$720,000	16/01/2017



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