



5 -

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) **Agent Comments**

5 3 4

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) **Agent Comments**

4 2 4

Price: \$775,000
Method: Private Sale
Date: 02/05/2017
Rooms: 9
Property Type: House
Land Size: 913 sqm



21 Heatherwood Gr LANGWARRIN 3910 (VG) **Agent Comments**

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Price: \$720,000
Method: Sale
Date: 16/01/2017
Rooms: -
Property Type: House (Res)
Land Size: 979 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

27 Julie Court, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$720,000

&

\$790,000

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
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