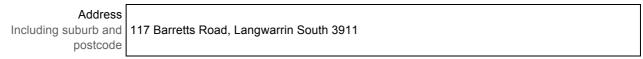
## Statement of Information

# Single residential property located in the Melbourne metropolitan area

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

#### Property offered for sale



#### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

#### Median sale price

Median price	\$590,000		House X	Suburb	Langwarrin South	
Period - From	1 Nov 2016	to	20 Nov 2017	Source	REA	

## Comparable property sales

B. The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

## Property offered for sale by

Agent Name and Contact Details

Nicholas Lynch 0411 121 356 nicholas.lynch@nl.com.au

DATE Prepared: 5<sup>th</sup> December 2017

