

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 117 Barretts Road, Langwarrin South 3911

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 ☒ 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: 5th December 2017