

# 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 2/319 Cranbourne-Frankston Road Langwarrin 3910

### Indicative selling price

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

Fixed \$485,000

### Median sale price

Median price \$590,000

House ☒

Suburb Langwarrin

Period - From 01 Nov 17

to 20 Nov 17

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. 3/319 Cranbourne-Frankston Road Langwarrin	\$540,000	17/07/2017
2. 9B Margaret Street Langwarrin	\$564,000	02/09/2017
3. 1/38 Southgateway Langwarrin	\$480,000	08/08/2017

### Property offered for sale by

Agent Name and  
Contact Details David Cowie – 0414 674 963 – [david.cowie@nl.com.au](mailto:david.cowie@nl.com.au)

DATE Prepared: 27 November 2017