

# 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 81 Newton Avenue, Langwarrin South, Victoria, 3911

### Indicative selling price

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

or range between \$1,450,000 & \$1,550,000

### Median sale price

Median price Not Available House  Suburb Langwarrin South  
Period - From 01/09/2017 to 10/09/2018 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
75 Weeroona Road, Langwarrin	\$1,950,000	09/08/2018
555 Robinsons Road, Langwarrin	\$1,550,000	06/08/2018
134 Barretts Road, Langwarrin South	\$1,250,000	17/06/2018

### Property offered for sale by

Agent Name and  
Contact Details  
Nicholas Lynch Real Estate  
David Cowie – 0414 674 963  
Email: david.cowie@nl.com.au

DATE Prepared: 9<sup>th</sup> October 2018