

# 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

5 Govan Street, Langwarrin VIC 3910
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### Indicative selling price

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

Single Price	\$584,950
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### Median sale price

Median price

\$600,000
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\*House

x
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Suburb

Langwarrin
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Period - From

May 2017
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to

April 2018
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Source

CORE LOGIC
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### 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. 147 Cranbourne Frankston Road, Langwarrin VIC 3910	\$588,075	18/11/2018
2. 6 Langwarrin Crescent, Langwarrin VIC 3910	\$573,750	24/02/2018
3. 161 North Road, Langwarrin VIC 3910	\$575,000	28/02/2018