

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1445 Dandenong-Hastings Road, Langwarrin 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable) Single price

or range between \$1,180,000 & \$1,298,000

Median sale price

(*Delete house or unit as applicable)

Median price \$540,443

*House ☒

*Unit ☐

Suburb or locality Langwarrin

Period - From April 2017 to August 2017

Source CoreLogic RP Data

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 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. 8 Altarnun Road, Langwarrin 3910	\$1,302,000	9 th March 2017
2. 1335 Dandenong-Hastings Road, Langwarrin 3910	\$1,100,000	29 th April 2017
3. 36 Leisureland Drive, Langwarrin 3910	\$1,200,000	19 th February 2017

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.