

## Statement of Information

Sections 47AF of the Estate Agents Act 1980

7 Kate Court,  
LANGWARRIN 3910

### Indicative selling price

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

**Single price \$685,000**

### Median sale price

Median **House** for **LANGWARRIN** for period **Jun 2016 - Jul 2017**

Sourced from **rpdata**.

**\$560,000**

### Comparable property sales

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 the most comparable to the property for sale.

**50 Cotoneaster Way,**  
Langwarrin 3910

**Price \$690,000** Sold 10  
August 2017

**16 John Street,**  
Langwarrin 3910

**Price \$707,000** Sold 28 June  
2017

**11 Bush Court,**  
Langwarrin 3910

**Price \$720,000** Sold 03  
August 2017

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from **rpdata**.

House

4 beds

2 baths

2 parking

### Contact agents



**Giulia Chapman**

03 59 75 6888  
0439 385 390

[giulia@bowmanandcompany.com.au](mailto:giulia@bowmanandcompany.com.au)



**Robert Bowman**

03 59 75 6888  
0417 173 103

[robert@bowmanandcompany.com.au](mailto:robert@bowmanandcompany.com.au)

