

## 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 16 Eric Court, Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

range between \$780,000 & \$840,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$599,999 \*House X Suburb Langwarrin

Period - From Mar 2017 to Feb 2018 Source CoreLogic

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

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. 7 Antrim Place, Langwarrin VIC 3910	\$775,000	06/03/2018
2. 5 Dunmore Place, Langwarrin VIC 3910	\$795,000	24/10/2017
3. 8 Serenity Drive, Langwarrin VIC 3910	\$836,000	15/12/2017