

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 121 Centre Road, Langwarrin VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between \$540,000 & \$590,000

Median sale price

Median price \$595,000

House X

Suburb Langwarrin

Period - From Mar 2017 to Feb 2018

Source CoreLogic

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 most comparable to the property for sale.

Address of comparable property	Price	Date of sale
32 Hornsby Drive, Langwarrin VIC 3910	\$560,000	14/12/2017
8 Lynne Court, Langwarrin Vic 3910	\$561,000	06/12/2017
88 Southgateway, Langwarrin VIC 3910	\$590,100	05/02/2018