

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 Granite Drive, Langwarrin VIC 3910

Indicative selling price

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

range between \$530,000 & \$580,000

Median sale price

(*Delete house or unit as applicable)

Median price \$560,000 *House ☒ Suburb Langwarrin

Period - From Oct 2016 to Sep 2017 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
8 Marissa Court, Langwarrin VIC 3910	\$560,000	10/07/2017
18 Beacon Drive, Langwarrin VIC 3910	\$580,400	07/08/2017
3 Huntly Court, Langwarrin VIC 3910	\$550,000	07/06/2017