

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address 1/85 Warrandyte Road Langwarrin VIC 3910

### Indicative selling price

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

Single price \$ or range between \$440,000 & \$470,000

### Median sale price

Median price \$482,500 Unit x Suburb Langwarrin

Period - From 1 June 2018 to Current Source [www.realestate.com.au](http://www.realestate.com.au)

### Comparable property sales

- 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
20/8 Norwarran Way Langwarrin	\$457,500	March 2018
2/10 Athol Court Langwarrin	\$477,500	March 2018
20 Newcastle Way Langwarrin	\$485,000	March 2018