

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 18 Grevillea 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)

range between \$650,000 & \$710,000

### Median sale price

Median price \$560,000

House ☒

Suburb Langwarrin

Period - From Oct 2016 to Sep 2017

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
6 Anthony Street, Langwarrin VIC 3910	\$675,000	26/05/2017
3 Tisdall Drive, Langwarrin VIC 3910	\$657,000	22/05/2017
33 Bevnol Road, Langwarrin VIC 3910	\$710,000	09/07/2017