

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
Including suburb and
postcode

64 Kelvin Grove, Langwarrin 3910

Indicative selling price

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

Range between

\$1,150,000

&

\$1,250,000

Median sale price

Median price

\$620,750

House

X

Suburb

Langwarrin

Period - From

Aug 2017

to

Jul 2018

Source

CoreLogic

Comparable property sales

B The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

Property offered for sale by

Agent Name and
Contact Details

Nicholas Lynch Pty Ltd David Cowie Ph: 0414 674 963 David.cowie@nl.com.au

DATE Prepared: 31 August 2018