

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 2 Gianna Way Langwarrin VIC 3910

Indicative selling price

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

range between \$520,000 & \$570,000

Median sale price

Median price \$520,000 House X Suburb Langwarrin
Period - From March 2016 to February 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
5 Suaad Place Langwarrin	\$570,000	22/5/2017
3 Gianna Way Langwarrin	\$560,000	27/2/2017
28 Ganeen Drive Langwarrin	\$500,000	13/4/2017