

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 22 Melaleuca Crescent Langwarrin, 3910

Indicative selling price

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

Range between \$680,000 & \$740,000

Median sale price

Median price \$615,000 House ☒ Suburb Langwarrin

Period - From 1 Mar 2017 to 26 Mar 2018 Source REA

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
17 Indigofera Way Langwarrin	\$685,000	3/2/18
9 Castlehill Rise Langwarrin	\$730,000	28/2/18
12 Rubida Drive Langwarrin	\$725,000	24/1

Property offered for sale by

Agent Name and
Contact Details Nicholas Lynch Pty Ltd
David Cowie– Mobile: 0414 674 963
Email: david.cowie@nl.com.au

DATE Prepared: 7th April 2018