

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 31 Monze Drive, Langwarrin VIC 3910

Indicative selling price

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

range between \$690,000 & \$720,000

Median sale price

Median price \$615,000

House X

Suburb Langwarrin

Period - From Jul 2017 to June 2018

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
16 Fernwood Drive, Langwarrin VIC 3910	\$750,000	10/05/2018
24 Kelly Drive, Langwarrin VIC 3910	\$698,475	25/06/2018
76 Aqueduct Road, Langwarrin VIC 3910	\$715,000	22/06/2018