

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 5 Elana Court LANGWARRIN VIC 3910

Indicative selling price

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

Range between \$640,000 & \$690,000

Median sale price

Median price \$725,500 House x Suburb Langwarrin

Period - From 1 Oct 2018 to Current Source www.realestate.com.au

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
12 Elana Court LANGWARRIN VIC 3910	\$645,000	16 Aug 2018
164 North Road LANGWARRIN VIC 3910	\$685,000	2 May 2018
14 Cavill Close LANGWARRIN VIC 3910	\$697,000	1 Aug 2018