



Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

61 HIGHFIELD DRIVE LANGWARRIN SOUTH VIC 3911

Indicative selling price

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

\$2,900,000

&

\$3,100,000

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records (if any), did not provide a median sale price that met the requirements of section 47AF (2)(b) of the *Estate Agents Act 1980*.

*The estate agents reasonably believes that fewer than 3 comparable properties were sold within 2 kilometres of the property for sale within the last 6 months.