

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 **3 Little Acre Close, Langwarrin**

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$*----- or range between **\$595,000** & **\$650,000**

Median sale price

(*Delete house or unit as applicable)

Median price **\$606,000** *House ☒ *Unit ☐ Suburb **Langwarrin**

Period - From **Apr 17** to **Jun 17** Source **REIV**

Comparable property sales (*Delete A or B below as applicable)

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 |
|-------------------------------------|-------------------|----------------|
| 1 33 Bevnol Road, Langwarrin | \$ 710,000 | 12/7/17 |
| 2 12 Cavil Close, Langwarrin | \$ 650,000 | 6/6/17 |
| 3 142 North Road, Langwarrin | \$ 606,000 | 9/5/17 |