

Statement of Information

Sections 47AF of the Estate Agents Act 1980

34 Valley Road, Langwarrin

Indicative selling price:

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

\$1,500,000

Median sale price:

Median House for Langwarrin for period March 2017 - April 2018

Sourced from <https://rpp.rpdata.com>

\$606,000

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agents representative considers to be the most comparable to the property for sale.

Address:	Price:	Date of sale:
10 Valley Road, Langwarrin	\$1,450,000	14/11/2017
90 McClelland Drive, Langwarrin	\$1,355,000	10/01/2018

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



117 Hall Road, Carrum Downs VIC 3201

Phone: 9782 0999

Fax: 9782 0353

www.botanypark.com.au

sales@botanypark.com.au