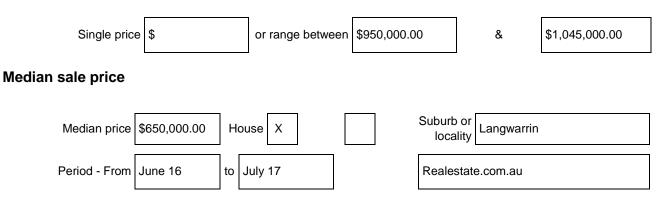


## Statement of Information Internet advertising for single residential property located within or outside the Melbourne metropolitan area

## Sections 47AF of the Estate Agents Act 1980

## Indicative selling price

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



## **Comparable property sales**

A\* These are the three properties sold within two kilometres/five kilometres\* of the property for sale in the last six months/18 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 25 Yarralumla Drive, Langwarrin  | \$960,000.00 | 4 September 2017 |
| 2 83 Pindara Boulevard, Langwarrin | \$980,000.00 | 30 August 2017   |
| 3 9 Bushy Court, Langwarrin        | \$954,400.00 | 21 July 2017     |