

# 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](http://consumer.vic.gov.au/underquoting)

**\$1,500,000 - \$1,550,000**

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.



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