

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

4 Lorraine Avenue, Langwarrin

Indicative selling price

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

Range between

\$499,000

&

\$548,900

Median sale price

Median price

\$517,500

House

X

Suburb

Langwarrin

Period - From

Feb - 2016

to

Jan - 2017

Source

CoreLogic

Comparable property sales

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) 9 John Street, Langwarrin VIC 3910	\$565,000	16-Feb-2017
2) 27 Hornsby Drive, Langwarrin VIC 3910	\$520,500	11-April-2017
3) 25 Southgateway Langwarrin VIC 3910	\$521,000	28-Jan-2017



OBrien Real Estate