

Mark Stott
P 8738 7228

M 0402047116

E mark.stott@obrienrealestate.com.au

## Statement of Information

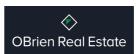
## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sal	le								
Address Including suburb and postcode	25 Black Wallaby Drive Langwarrin VIC 3910								
Indicative selling price For the meaning of this price	e see consumer.vic.	.gov.aı	u/unde	erquoting	(*[	Delete s	ingle price	or range	as applicable)
Single Price			or range between			\$1,180,000		&	\$1,220,000
Median sale price (*Delete house or unit as ap	plicable)								
Median Price	\$620,000	*Ho	ouse	Х		*Unit		Suburb	Langwarrin
Period-from	01 Jul 2018	to	to 30 Jun 2019				Source	Corelogic	
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 6 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									
4 Peter Chance Crescent Langwarrin VIC 3910						\$1,0	010,000	02-Feb-19	
OR									
B* The estate agent or a sold within two kilom							er than th	ree compa	arable properties were

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4 Peter Chance Crescent Langwarrin VIC 3910

■ 4

₾ 2

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Sold Price

\$1,010,000 Sold Date 02-Feb-19

Distance

0.3km

RS = Recent sale UN

UN = Undisclosed Sale

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