

# 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

3 Hakea Court, Langwarrin

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$495,000.00

&

\$530,000.00

### Median sale price

Median price

\$530,999

House

x

Suburb

Langwarrin

Period - From

June 2016

to

May 2017

Source

CoreLogic

### Comparable property sales

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                              | 12 Bower Court, Langwarrin VIC 3910   | \$495,000.00 | 25/01/2017   |
| 2                              | 88 Burgess Drive, Langwarrin VIC 3910 | \$515,000.00 | 10/03/2017   |
| 3                              | 17 Granite Drive, Langwarrin VIC 3910 | \$522,000.00 | 19/05/2017   |



OBrien Real Estate