

## 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

35 Quarry Road Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$621,500

\*House

X

\*Unit

Suburb

Langwarrin

Period-from

01 Jul 2018

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

6 Cuneata Close Langwarrin VIC 3910	\$540,000	02-Apr-19
47 Kerry Street Langwarrin VIC 3910	\$580,000	18-Feb-19
50 Grevillea Road Langwarrin VIC 3910	\$560,000	13-Feb-19

OR

**B\*** ~~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 6 months.~~

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OBrien Real Estate

Jared McGovern

P 87387228

M 0432920029

E jared.mcgovern@obrienrealestate.com.au



**6 Cuneata Close Langwarrin VIC 3910**

3 2 2

Sold Price

**\$540,000**

Sold Date

**02-Apr-19**

Distance

**0.62km**



**47 Kerry Street Langwarrin VIC 3910**

3 2 1

Sold Price

**\$580,000**

Sold Date

**18-Feb-19**

Distance

**0.66km**



**50 Grevillea Road Langwarrin VIC 3910**

3 2 2

Sold Price

**\$560,000**

Sold Date

**13-Feb-19**

Distance

**0.84km**

RS = Recent sale

UN = Undisclosed Sale

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