

# 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 Gianna Way Langwarrin VIC 3910

### Indicative selling price

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

range between  &

### Median sale price

Median price  \*House ☒ \*Unit ☐ Suburb   
Period - From  to  Source

### 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	2 Gianna Way, Langwarrin VIC 3910	\$565,500	29-Jul-17
2	4 Tamara Circuit, Langwarrin VIC 3910	\$650,000	1-May-17
3	5 Suaad Place, Langwarrin VIC 3910	\$570,000	22-May-17



OBrien Real Estate