

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 9 Glazebury Court Langwarrin VIC 3910

Indicative selling price

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

range between \$570,000 & \$610,000

Median sale price

Median price \$610,000 *House *Unit Suburb Langwarrin
Period - From July 2017 to June 2018 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 52 Long Street Langwarrin VIC 3910	\$620,500	11-Mar-18
2 2 Chatswood Avenue Langwarrin VIC 3910	\$602,000	13-Feb-18
3 1 Mathew Court Langwarrin VIC 3910	\$612,500	05-May-18



OBrien Real Estate