

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 **10 Diana Court, Langwarrin VIC 3910**

Indicative selling price

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

Single Price **\$599,950**

Median sale price

Median price **\$606,000**

*House **X**

Suburb **Langwarrin**

Period - From **June 2017** to **May 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	13 Milne Court Langwarrin VIC 3910	\$ 600,000	23/01/2018
2	4 Daniel Court Langwarrin VIC 3910	\$ 617,000	03/04/2018
3	32 Cranhaven Road Langwarrin VIC	\$ 566,000	14/12/2017



O'Brien Real Estate