

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 **47 Stevens 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)

Range between **\$560,000** & **\$610,000**

Median sale price

Median price **\$600,000** *House ☒ Suburb **Langwarrin**

Period - From **May 2017** to **April 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	9 Eileen Court Langwarrin VIC 3910	\$ 613,000	10/11/2017
2	92 Northgateway Langwarrin VIC 3910	\$ 610,000	30/12/2017
3	2 Chatswood Avenue Langwarrin VIC 3910	\$ 602,000	13/02/2018



O'Brien Real Estate