

# 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 4 Leonard Drive, Langwarrin VIC 3910

### Indicative selling price

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

Single price \$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median price \$517,500

\*House x

\*Unit

Suburb Langwarrin Vic 3910

Period - From Feb 2016

to Jan 2017

Source Core Logic

### 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
1/3 Panoramic Drive Langwarrin Vic 3910	\$502,000	14 Feb 2017
2/12 Monze Drive Langwarrin Vic 3910	\$530,999	6 Feb 2017
3/165 Centre Road Langwarrin Vic	\$511,000	18 Feb 2017



OBrien Real Estate