

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

52 Long Street, Langwarrin Vic 3910

Indicative selling price

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

range between

\$580,000

&

\$630,000

Median sale price

Median price

\$595,000

House

X

Suburb

Langwarrin

Period - From

Feb 2017

to

Jan 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 | 17 Claremont Court, Langwarrin VIC 3910 | \$ 630,000 | 07/09/2017 |
| 2 | 5 Glazebury Court, Langwarrin VIC 3910 | \$ 585,000 | 05/12/2017 |
| 3 | 18 Sycamore Street, Langwarrin VIC 3910 | \$ 613,000 | 07/11/2017 |



OBrien Real Estate