

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 **2/15-17 Micheala Court, Langwarrin**

Indicative selling price

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

range between **\$400,000** & **\$440,000**

Median sale price

Median price **\$411,000** *Unit **x** Suburb **Langwarrin**

Period - From **Jan 2017** to **Dec 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. 13 Blackburn Mews, Langwarrin	\$440,000	13/12/2017
2. 4/91 Southgateway, Langwarrin	\$420,000	30/08/2017
3. 13/3 Pellita Way, Langwarrin	\$440,000	22/01/2018



OBrien Real Estate