

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

20/8 Norwarran Way, 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

CoreLogic

Comparable property sales

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	5/29 Korina Court Langwarrin VIC 3910	\$ 380,000	16/12/2017
2	2/109 Warrandyte Road Langwarrin VIC 3910	\$ 415,000	18/10/2017
3	1/10 Lemnian Court Langwarrin VIC 3910	\$ 420,000	02/12/2017



OBrien Real Estate