

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 **18 Trinity Drive, 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 **\$690,000** & **\$750,000**

Median sale price

Median price **\$575,500**

*House **X**

Suburb **Langwarrin**

Period - From **Dec 2016** to **Nov 2017**

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	16 Claremont Court, Langwarrin	\$ 730,100	16/11/2017
2	7 Daniel Court, Langwarrin	\$ 730,000	27/10/2017
3	8 Morecroft Way, Langwarrin	\$ 745,000	12/12/2017



O'Brien Real Estate