

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

7 Trinity Dr, Langwarrin

Indicative selling price

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

Single price \$ or range between \$600,000 & \$660,000

Median sale price

Median price \$599,999 House ☒ Unit ☐ Suburb Langwarrin

Period - From Mar 2017 to Feb 2018 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. 3 Landhill Close, Langwarrin	\$625,000	08/12/17
2. 6 McKenzie Way, Langwarrin	\$640,000	27/09/17
3. 3 Govan Street, Langwarrin	\$640,000	05/12/17



OBrien Real Estate