

# 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

27 Allington Place, Langwarrin

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$649,950

or range between

\$

&

\$

### Median sale price

Median price

\$615,000

House

☒

Unit

☐

Suburb

Langwarrin

Period - From

Jul 2017

to

Jun 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. 25 Beacon Drive, Langwarrin	\$662,000	28/08/18
2. 14 Micheala Court, Langwarrin	\$655,000	24/05/18
3. 5 Gleeson Court, Langwarrin	\$640,000	24/02/18



OBrien Real Estate