

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

4 Shannon Place Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 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

9/170 Union Road Langwarrin VIC 3910	\$496,000	19-Mar-19
2/72 Beech Street Langwarrin VIC 3910	\$463,000	18-Oct-19
2/2 Alder Street Langwarrin VIC 3910	\$470,000	26-Sep-19

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 02 December 2019



OBrien Real Estate

Andrew Guerin

P 8738 7228

M 0424 578 284

E andrew.guerin@obre.com.au



**9/170 Union Road Langwarrin VIC 3910**

3 1 2

Sold Price

**\$496,000**

Sold Date

**19-Mar-19**

Distance

**2.43km**



**2/72 Beech Street Langwarrin VIC 3910**

3 1 1

Sold Price

**\$463,000**

Sold Date

**18-Oct-19**

Distance

**2.62km**



**2/2 Alder Street Langwarrin VIC 3910**

3 1 1

Sold Price

**\$470,000**

Sold Date

**26-Sep-19**

Distance

**2.79km**

RS = Recent sale

UN = Undisclosed Sale

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