

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 2/34 Julie Court 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)

Single price \$429,950

Median sale price

Median price \$446,500

Unit X

Suburb Langwarrin

Period - From June 2017 to May 2018

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) 1/9 Meridian Court Langwarrin VIC 3910	\$450,000	22/12/2017
2) 6/25 Potts Road Langwarrin VIC 3910	\$435,000	10/03/2018
3) 2/17 Micheala Court Langwarrin VIC 3910	\$440,000	10/02/2018



OBrien Real Estate