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 postcode

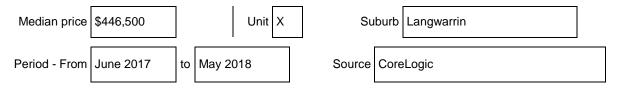
Including suburb and 2/34 Julie Court Langwarrin VIC 3910

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



Comparable property sales

Α 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