# 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

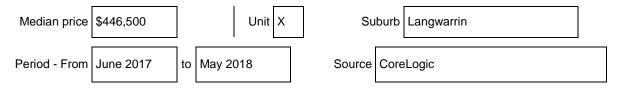
5/165 North Road Langwarrin VIC 3910

#### Indicative selling price

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

Single price \$469,950

## 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) 13/165 North Road Langwarrin VIC 3910	\$495,000	14/02/2018
2) 20/8 Norwarran Way Langwarrin VIC 3910	\$457,500	24/03/2018
3) 15/8Norwarran Way Langwarrin VIC 3910	\$450,000	26/05/2018

**OBrien Real Estate**