

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

76 Aqueduct Road, Langwarrin VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price	\$719,950
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Median sale price

Median price

\$606,000

*House

x

Suburb

Langwarrin

Period - From

May 2017

to

April 2018

Source

CORE LOGIC

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. 42 Sunny Vale Drive, Langwarrin VIC 3910	\$715,000	23/01/2018
2. 6 Aqueduct Road, Langwarrin VIC 3910	\$715,000	17/04/2018
3. 22 Sunny Vale Drive, Langwarrin VIC 3910	\$732,000	16/04/2018



OBrien Real Estate