

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 Monique Drive, Langwarrin VIC 3910

Indicative selling price

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

range between \$430,000 & \$465,000

Median sale price

Median price \$610,000

*House x

Suburb Langwarrin

Period - From June 2017 to May 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. 51 Monze Drive, Langwarrin VIC 3910	\$485,000	05/02/2018
2. 50/15 Peninsula Crescent, Langwarrin VIC 3910	\$455,000	15/01/2018
3. 1/2 Margaret Street, Langwarrin VIC 3910	\$458,000	21/05/2018



O'Brien Real Estate