

# 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 4/85 Warrandyte Road, Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$400,000 & \$440,000

### Median sale price

Median price \$365,000 \*Unit X Suburb Langwarrin

Period - From Jul 2016 to Jun 2017 Source CoreLogic

### Comparable property sales

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 3/4 John Street, Langwarrin VIC 3910	\$410,000	30/05/2017
2 6/30 Warranwood Place, Langwarrin VIC 3910	\$400,000	17/06/2017
3 43 Southampton Drive, Langwarrin VIC 3910	\$420,000	03/04/2017



OBrien Real Estate