

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

LOT 2, 40 Newton Avenue, Langwarrin South VIC 3910
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Indicative selling price

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

Single price

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median price

\$997,500

House

X

Suburb

LANGWARRIN SOUTH VIC 3911

Period - From

1 st Feb 2016

to

31 st Jan 2017

Source

www.realestate.com.au/neighbourhoods/langwarrin%20south-3911-vic
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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. 80 Newton Avenue Langwarrin South VIC 3911	\$ 777,000	6 th Feb 2017
2. 108 Weeroona Road, Langwarrin South VIC 3911	\$ 780,000	2 nd April 2017
3. 6 Ballochmyle Lane, Langwarrin South VIC 3911	\$ 715,000	18 th April 2017



OBrien Real Estate