

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

59 Richard Drive 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

or range
between

\$685,000

&

\$725,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

*House

X

*Unit

Suburb

Langwarrin

Period-from

01 Jun 2018

to

31 May 2019

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 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

14 Dunmore Close Langwarrin VIC 3910	\$725,000	08-Mar-19
17 Tisdall Drive Langwarrin VIC 3910	\$675,000	13-May-19

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

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OBrien Real Estate

Mark Stott

P 8738 7228

M 0402047116

E mark.stott@obrienrealestate.com.au



14 Dunmore Close Langwarrin VIC 3910

Sold Price

^{RS}

\$725,000

Sold Date

08-Mar-19



4



2



3

Distance

0.61km



17 Tisdall Drive Langwarrin VIC 3910

Sold Price

^{RS}

\$675,000

Sold Date

13-May-19



4



2



2

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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