

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

1 Ella Place, Langwarrin 3910

Indicative selling price

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

range between

\$550,000

&

\$600,000

Median sale price

Median price

\$560,000

House

X

Suburb

Langwarrin

Period - From

Jan 2017

to

July 2017

Source

CoreLogic

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	21 Bayport Drive, Langwarrin	\$ 605,000	15/07/2017
2	18 Beacon Drive, Langwarrin	\$ 580,400	07/07/2017
3	9 Evergreen Way, Langwarrin	\$ 585,000	21/08/2017



OBrien Real Estate