

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

83 Pindara Boulevard, Langwarrin VIC 3910

Indicative selling price

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

range between

\$870,000

&

\$950,000

Median sale price

Median price

\$540,443

House

X

Suburb

Langwarrin

Period - From

Aug 2016

to

Jul 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. 37 Apple Berry Avenue, Langwarrin VIC 3910	\$921,000	14/03/2017
2. 69 Apple Berry Avenue, Langwarrin VIC 3910	\$800,000	25/05/2017
3. 3 Bushy Court, Langwarrin VIC 3910	\$860,000	22/02/2017



OBrien Real Estate