

# 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

9 Hazeldene Place, Langwarrin 3910

### Indicative selling price

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

range between

\$790,000

&

\$850,000

### 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                              | 120 Pindara Boulevard, Langwarrin | \$ 815,000 | 15/09/2017   |
| 2                              | 3 Satinwood Court, Langwarrin     | \$ 855,000 | 03/11/2017   |
| 3                              | 5 Heatherwood Grove, Langwarrin   | \$ 891,500 | 07/08/2017   |



OBrien Real Estate