

# 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

16 Bianco Court, Langwarrin

### Indicative selling price

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

Range between

\$495,000

&

\$540,000

### Median sale price

Median price

\$540,443

House

X

Suburb

Langwarrin

Period - From

Jan - 2017

to

April - 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) 23 Dunn Crescent, Langwarrin	\$533,000	23-June-2017
2) 6 Warrindale Close, Langwarrin	\$530,000	10-July-2017
3) 38 Jackson Drive, Langwarrin	\$525,000	4-Aug-2017



OBrien Real Estate