

# 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 **11 Mathew Court, Langwarrin VIC 3910**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between **\$840,000** & **\$860,000**

### Median sale price

Median price **\$615,000** \*House ☒ Suburb **Langwarrin**

Period - From **July 2017** to **June 2018** 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	5 Hedgely Court, Langwarrin VIC 3910	\$ 820,000	17/04/2018
2	18 Park Valley Crescent, Langwarrin VIC 3910	\$ 850,000	22/05/2018
3	16 Eric Court, Langwarrin VIC 3910	\$ 820,000	26/03/2018



OBrien Real Estate