

# 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 8 Monique Drive, Langwarrin VIC 3910

### Indicative selling price

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

Price Range \$580,000 & \$620,000

### Median sale price

Median price \$620,750 \*House x Suburb Langwarrin

Period - From Aug 2017 to Jul 2018 Source CORE LOGIC

### 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. 17 Monique Drive, Langwarrin VIC 3910	\$597,000	12/05/2018
2. 1 Mathew Court, Langwarrin VIC 3910	\$612,500	05/05/2018
3. 4 Daniel Court, Langwarrin VIC 3910	\$617,000	19/032018



OBrien Real Estate