

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

1/10 Athol Court, Langwarrin, VIC, 3910

Indicative selling price

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

Range between

\$480,000

&

\$520,000

Median sale price

Median price

\$357,000

unit

x

Suburb

Langwarrin

Period - From

May 2016

to

April 2017

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

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. 5/30 Myrtle Street, Langwarrin, VIC, 3910	\$495,000	29/03/2017
2. 5/16 Athol Court, Langwarrin, VIC, 3910	\$514,000	24/04/2017
3. 1/81 Edward Street, Langwarrin, VIC, 3910	\$573,000	05/05/2017



OBrien Real Estate