

# 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 51A Beech Street, Langwarrin VIC 3910

### Indicative selling price

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

range between \$590,000 & \$630,000

### Median sale price

Median price \$555,000

House X

Suburb Langwarrin

Period - From Aug 2016 to Jul 2017

Source CoreLogic

### Comparable property sales

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. 1A Veronica Street, Langwarrin VIC 3910	\$625,000	20/05/2017
2. 5 Maple Street, Langwarrin VIC 3910	\$630,000	31/03/2017
3. 42 Sycamore Street, Langwarrin VIC 3910	\$630,000	10/07/2017



OBrien Real Estate