

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

20 Maple Street, Langwarrin VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single Price

\$699,950

Median sale price

Median price

\$606,000

*House

x

Suburb

Langwarrin

Period - From

May 2017

to

April 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. 36 Malcolm Road, Langwarrin VIC 3910	\$675,500	10/04/2018
2. 8 Beckenham Place, Langwarrin VIC 3910	\$700,000	04/12/2018
3. 4 Norval Place, Langwarrin VIC 3910	\$711,000	07/03/2018



OBrien Real Estate