

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 Raewyn Court Langwarrin Vic 3910

Indicative selling price

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

range between \$650,000 & \$715,000

Median sale price

Median price \$ 590,000 *House X Suburb LANGWARRIN Vic 3910

Period - From Aug 2017 to Jan 2018 Source Corelogic

Comparable property sales

A* These are the three properties sold within two kilometres/five kilometres* of the property for sale in the last six months/18 months* that the estate agent or agent's representative considers to be most comparable to the property for sale. (*Delete as applicable)

Address of comparable property	Price	Date of sale
1 19 Grevillea Road Langwarrin VIC 3910	\$750,000	13-Jan-18
2 48 Northgateway Langwarrin VIC 3910	\$697,500	13-Nov-17
3 39 Gum Nut Drive Langwarrin VIC 3910	\$672,000	01-Nov-17



OBrien Real Estate