

# 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 **3/7B Warrenwood Place, Langwarrin**

### Indicative selling price

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

Single Price **\$480,000**

### Median sale price

Median price **\$411,000**

\*Unit **x**

Suburb **Langwarrin**

Period - From **Jan 2017**

to **Dec 2017**

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. 1/38 Southgateway, Langwarrin	\$480,000	02/08/2017
2. 15/15 Peninsula Crescent, Langwarrin	\$472,000	30/08/2017
3. 50/15 Peninsula Crescent, Langwarrin	\$455,000	22/01/2018



OBrien Real Estate