

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

8 Beckenham Place, 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

\$575,500

House

X

Suburb

Langwarrin

Period - From

June 2017

to

August 2017

Source

CoreLogic

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	7 Daniel Drive, Langwarrin	\$ 730,000	17/11/2017
2	78 Beech Street, Langwarrin	\$ 738,000	04/09/2017
3	33 Trentham Way, Langwarrin	\$ 710,000	05/08/2017



OBrien Real Estate