

# Statement of Information

## Internet advertising for single residential property located within or outside the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)  
(\*Delete single price or range as applicable)

range between \$515,000 & \$566,500

### Median sale price

Median price \$517,500 \*House ☒ Suburb or locality Langwarrin  
Period - From Feb 2016 to Jan 2017 Source CoreLogic

### Comparable property sales (\*Delete A or B below as applicable)

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. 11 Panoramic Drive, Langwarrin	\$500,000	12/02/2017
2. 133 Centre Road, Langwarrin	\$531,500	22/11/2016
3. 2 Granite Drive, Langwarrin	\$520,555	14/03/2017



OBrien Real Estate