

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

11 Lytham Court Langwarrin VIC 3910

Indicative selling price

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

Single Price

or range
between

\$530,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$635,000

*House

X

*Unit

Suburb

Langwarrin

Period-from

01 Nov 2017

to

31 Oct 2018

Source

Corelogic

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

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

14 Pellita Way Langwarrin VIC 3910	\$562,000	24-Jul-18
24 Rubida Drive Langwarrin VIC 3910	\$550,000	12-Jul-18
139 North Road Langwarrin VIC 3910	\$570,000	12-Sep-18

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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OBrien Real Estate

Jared McGovern

P 87387228

M 0432920029

E jared.mcgovern@obrienrealestate.com.au



14 Pellita Way Langwarrin VIC 3910 Sold Price **\$562,000** Sold Date **24-Jul-18**

3 1 1

Distance **0.76km**

Notes from your agent

A character home - that will appeal to some buyers but not others (exposed beams are not everyones taste).



24 Rubida Drive Langwarrin VIC 3910 Sold Price **\$550,000** Sold Date **12-Jul-18**

3 1 1

Distance **1.05km**



139 North Road Langwarrin VIC 3910 Sold Price **\$570,000** Sold Date **12-Sep-18**

3 1 2

Distance **2.26km**

Notes from your agent

I feel this home is a great comparison to your property but on a busier road.

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