

E kylie.dickson@obrienrealestate.com.au

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

7 Altarnun Road 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 \$1		65,000	&	\$1,200,000	
Median sale price (*Delete house or unit as applicable)								
Median Price	\$635,000	*House	X	*Unit		Suburb	Langwarrin	
Period-from	01 Mar 2018	to 28	Feb 20 ⁷	19	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	
10 Donald Road Langwarrin VIC 3910	\$950,000	09-Oct-18	
256 Warrandyte Road Langwarrin VIC 3910	\$1,570,000	29-Sep-18	
270 Warrandyte Road Langwarrin VIC 3910	\$1,000,000	30-Jan-19	

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.

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

OBrien Real Estate Mark Stott and Kylie Dickson

M 0431781837

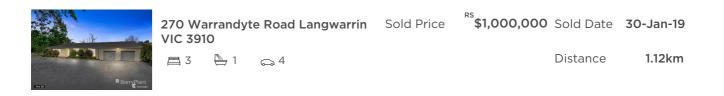
E kylie.dickson@obrienrealestate.com.au



	10 Donald Road Langwarrin VIC 3910			Sold Price	\$950,000	Sold Date	09-Oct-18
and a second	= 5	3	Ģ ²			Distance	0.55km



	256 Warrandyte Road Langwarr VIC 3910	in Sold Price	\$1,570,000 Sold Date	29-Sep-18
Reger	🚍 5 🕒 2 👝 2		Distance	1.1km



RS = Recent sale UN = Undisclosed Sale

DISCLAIMER Whilst all reasonable effort is made to ensure the information in this publication is current, CoreLogic does not warrant the accuracy or completeness of the data and information contained in this publication and to the full extent not prohibited by law excludes all for any loss or damage arising in connection with the data and information contained in this publication.

The State of Victoria owns the copyright in the Property Sales Data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the Property Sales Data and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.