

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

18 Park Valley Crescent, 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)

Range between

\$835,000

&

\$860,000

Median sale price

Median price

\$599,999

*House

X

Suburb

Langwarrin

Period - From

Oct 2017

to

Dec 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	9 Hazeldene Place Langwarrin VIC 3910	\$ 850,000	02/12/2017
2	8 Serenity Drive, Langwarrin VIC 3910	\$ 836,000	15/12/2017
3	27 Serenity Drive Langwarrin VIC 3910	\$ 852,500	11/10/2017



O'Brien Real Estate