

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 **8 Cicala 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 **\$699,000**

Median sale price

Median price **\$599,999**

*House

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	3 Cicala Court Langwarrin VIC 3910	\$ 749,000	15/12/2017
2	6 Aqueduct Road Langwarrin VIC 3910	\$ 715,000	09/02/2018
3	42 Sunny Vale Drive Langwarrin VIC 3910	\$ 715,000	23/01/2018



OBrien Real Estate