

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

120 Pindara Blvd, Langwarrin

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

range between

\$799,000

&

\$835,000

Median sale price

Median price

\$540,443

House

Suburb

Langwarrin

Period - From

July 2016

to

June 2017

Source

CoreLogic

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

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 Bottlebrush Court, Langwarrin	\$775,000	13/04/2017
2. 37 Apple Berry Av, Langwarrin	\$921,000	14/03/2017
3. 12 Huntingtower Cres, Langwarrin	\$740,000	28/02/2017



OBrien Real Estate