Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

16 INDIGOFERA WAY 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	\$770,000	&	\$810,000
Single Price		\$770,000	&	\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$840,000	Prop	erty type	rty type House		Suburb	Langwarrin
Period-from	01 May 2023	to	30 Apr 2	2024	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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

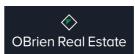
Address of comparable property	Price	Date of sale
115 CENTRE ROAD LANGWARRIN VIC 3910	\$800,000	17-May-24
13 PELLITA WAY LANGWARRIN VIC 3910	\$805,000	19-Feb-24
24 JULIE COURT LANGWARRIN VIC 3910	\$810,000	13-Mar-24

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 6 months.

This Statement of Information was prepared on: 29 May 2024





Samantha Styles
P 8738 7228

M 0493 052 356

 ${\sf E} \ \ samantha.styles@obrienrealestate.com.au$



115 CENTRE ROAD LANGWARRIN Sold Price VIC 3910

*\$800,000 Sold Date 17-May-24

Distance 0.45km



13 PELLITA WAY LANGWARRIN VIC 3910

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Sold Price \$805,000 Sold Date 19-Feb-24

Distance 0.45km



24 JULIE COURT LANGWARRIN VIC 3910

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Sold Price \$810,000 Sold Date 13-Mar-24

Distance 1.3km

RS = Recent sale

UN = Undisclosed Sale

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