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	5 ROMINA DRIVE 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	$750,000	&	$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$865,000	Property type	House	Suburb	Langwarrin
Period-from	01 Mar 2022	to	28 Feb 2023	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.

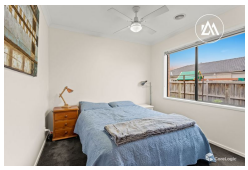
Address of comparable property	Price	Date of sale
8 MILLICENT ROAD LANGWARRIN VIC 3910	$800,000	14-Feb-23
31 ROMINA DRIVE LANGWARRIN VIC 3910	$688,000	23-Feb-23
25 TAMARA CIRCUIT LANGWARRIN VIC 3910	$940,000	09-Dec-22

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: 10 March 2023

Katie Jones
P 0359798833
M 0437284449
E katie.jones@obrienrealestate.com.au

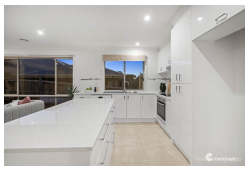


8 MILLICENT ROAD LANGWARRIN VIC 3910

4 2 2

Sold Price RS $800,000 Sold Date 14-Feb-23

Distance 0.08km



31 ROMINA DRIVE LANGWARRIN VIC 3910

3 2 2

Sold Price RS $688,000 Sold Date 23-Feb-23

Distance 0.21km



25 TAMARA CIRCUIT LANGWARRIN VIC 3910

3 2 2

Sold Price $940,000 Sold Date 09-Dec-22

Distance 0.18km

RS = Recent sale **UN** = Undisclosed Sale

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