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	34 BEECH STREET 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	$780,000	&	$830,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$840,000	Property type	House	Suburb	Langwarrin
Period-from	01 Dec 2023	to	30 Nov 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
9 SYCAMORE STREET LANGWARRIN VIC 3910	845000	11-Jul-24
16 LARCH STREET LANGWARRIN VIC 3910	858000	06-Dec-24
8 FIRBANK CLOSE LANGWARRIN VIC 3910	780000	04-Nov-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: 16 December 2024

OBrien Real Estate

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9 SYCAMORE STREET LANGWARRIN VIC 3910

4 2 2

Sold Price **845000** Sold Date **11-Jul-24**

Distance **0.64km**



16 LARCH STREET LANGWARRIN VIC 3910

4 2 2

Sold Price RS **858000** UN Sold Date **06-Dec-24**

Distance **0.22km**



8 FIRBANK CLOSE LANGWARRIN VIC 3910

3 2 2

Sold Price RS **780000** Sold Date **04-Nov-24**

Distance **1.95km**

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

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