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	9 JARMAN 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	$790,000	&	$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$855,000	Property type	House	Suburb	Langwarrin
Period-from	01 Mar 2024	to	28 Feb 2025	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
2 JARMAN DRIVE LANGWARRIN VIC 3910	$790,000	23-Oct-24
29 PANORAMIC DRIVE LANGWARRIN VIC 3910	$800,000	21-Sep-24
7 CUNEATA CLOSE LANGWARRIN VIC 3910	$855,000	14-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: 03 March 2025

OBrien Real Estate

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2 JARMAN DRIVE LANGWARRIN VIC 3910

4 2 2

Sold Price **$790,000** Sold Date **23-Oct-24**

Distance **0.07km**



29 PANORAMIC DRIVE LANGWARRIN VIC 3910

4 2 2

Sold Price **$800,000** Sold Date **21-Sep-24**

Distance **0.52km**



7 CUNEATA CLOSE LANGWARRIN VIC 3910

4 2 2

Sold Price RS **$855,000** Sold Date **14-Nov-24**

Distance **0.93km**

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

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