



## 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)

12 Kuranda Street, LANGWARRIN, 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single Price

or range between

\$600,000

&

\$650,000

### Median sale price

Median price

\$630,000

Property type

House

Suburb

LANGWARRIN, 3910

Period from

01/05/2018

to

01/07/2018

Source

REA

### Comparable property sale

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

27 Maxwell Court, LANGWARRIN, 3910 Victoria

\$655,000

25/01/2018

1A Maxwell Court, LANGWARRIN, 3910 Victoria

\$640,000

06/03/2018

4 Daniel Court, LANGWARRIN, 3910 Victoria

\$617,000

19/03/2018