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

52 Kuranda Street, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $570,000 & $627,000

Median sale price

| Median price | $620,000 | Property Type | House | Suburb | Langwarrin |

| Period - From | 01/10/2018 | to | 30/09/2019 | Source | REIV |

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 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
1	68 Southgateway LANGWARRIN 3910	$622,000	05/09/2019
2	6 Northa Ct LANGWARRIN 3910	$620,000	26/05/2019
3	19 Australis Cl LANGWARRIN 3910	$620,000	14/05/2019

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 six months.~~

This Statement of Information was prepared on: 04/11/2019 15:08

CONSUMER AFFAIRS VICTORIA

Stockdale & Leggo

Gemma Cecil
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Indicative Selling Price
$570,000 - $627,000
Median House Price
Year ending September 2019: $620,000

🛏 3   🛁 -   🚗

Property Type: House (Previously Occupied - Detached)
Land Size: 415 sqm approx

Agent Comments

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Comparable Properties

68 Southgateway LANGWARRIN 3910 (VG)

🛏 3   🛁 -   🚗 -

Price: $622,000
Method: Sale
Date: 05/09/2019
Property Type: House (Res)
Land Size: 689 sqm approx

Agent Comments

6 Northa Ct LANGWARRIN 3910 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $620,000
Method: Private Sale
Date: 26/05/2019
Rooms: 5
Property Type: House
Land Size: 540 sqm approx

Agent Comments

19 Australis Cl LANGWARRIN 3910 (REI/VG)

🛏 3   🛁 2   🚗 2

Price: $620,000
Method: Private Sale
Date: 14/05/2019
Property Type: House (Res)
Land Size: 724 sqm approx

Agent Comments

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009

REIV   **propertydata**.com.au