# STATEMENT OF INFORMATION

1 BRONZEWING COURT, LANGWARRIN, VIC 3910 PREPARED BY JARRAD GRANT, UFIRST REAL ESTATE, PHONE: 0417131500





# STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



# **MEDIAN SALE PRICE**



# LANGWARRIN, VIC, 3910

Suburb Median Sale Price (House)

\$630,000

01 July 2017 to 30 June 2018

Provided by: pricefinder

# **COMPARABLE PROPERTIES**

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.



# 7 BLACK SHEOAK PL, LANGWARRIN, VIC 3910 📇 4 🕒 2 😓 2

**Sale Price \$970,000** Sale Date: 23/01/2018

Distance from Property: 92m



# 4 WOOD DUCK CRT, LANGWARRIN, VIC 3910 🚝 4 🗁 2 🚓 3

**Sale Price \$1,010,000** Sale Date: 18/01/2018

Distance from Property: 203m

This report has been compiled on 03/07/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - www.pricefinder.com.au

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# 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 1 BRONZEWING COURT, LANGWARRIN, VIC 3910

## Indicative selling price

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

Price Range:

\$945,000 to \$984,500

### Median sale price



#### **Comparable property sales**

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.

Address of comparable property	Price	Date of sale
7 BLACK SHEOAK PL, LANGWARRIN, VIC 3910	\$970,000	23/01/2018
4 WOOD DUCK CRT, LANGWARRIN, VIC 3910	\$1,010,000	18/01/2018