

STATEMENT OF INFORMATION

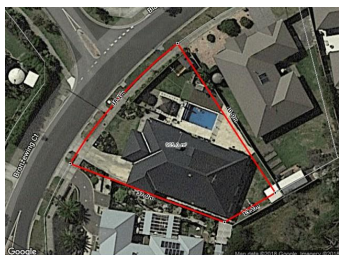
1 BRONZEWING COURT, LANGWARRIN, VIC 3910

PREPARED BY JARRAD GRANT, UFIRST REAL ESTATE, PHONE: 0417131500



STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



1 BRONZEWING COURT, LANGWARRIN,

4 2 2

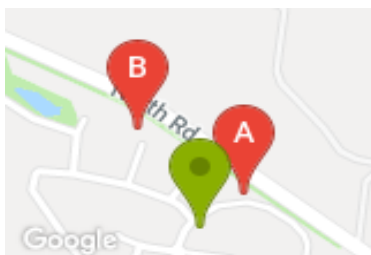
Indicative Selling Price

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

Price Range: \$945,000 to \$984,500

Provided by: Jarrad Grant, Ufirst Real Estate

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



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

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Price Range:

\$945,000 to \$984,500

Median sale price

Median price

\$630,000

House

X

Unit


Suburb

LANGWARRIN

Period

01 July 2017 to 30 June 2018

Source



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