

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

48 Kuranda Street, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$525,000

&

\$575,000

Median sale price

Median price

\$580,500

Property Type

Unit

Suburb

Langwarrin

Period - From

01/07/2021

to

30/09/2021

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	2/9 Warrenwood PI LANGWARRIN 3910	\$580,000	29/11/2021
2	13 Bevnol Rd LANGWARRIN 3910	\$567,000	16/11/2021
3	2/38 Richard Dr LANGWARRIN 3910	\$550,000	27/09/2021

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:

14/12/2021 10:50



Property Type: House (Previously Occupied - Detached)

Land Size: 258 sqm approx

Agent Comments

Comparable Properties



2/9 Warrenwood PI LANGWARRIN 3910 (REI)

Agent Comments



Price: \$580,000

Method: Private Sale

Date: 29/11/2021

Property Type: Unit

Land Size: 221 sqm approx



13 Bevnol Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$567,000

Method: Private Sale

Date: 16/11/2021

Property Type: Unit



2/38 Richard Dr LANGWARRIN 3910 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 27/09/2021

Property Type: Flat/Unit/Apartment (Res)