

# STATEMENT OF INFORMATION

14 CAVILL CLOSE, LANGWARRIN, VIC

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



## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**14 CAVILL CLOSE, LANGWARRIN, VIC**

3 2 2

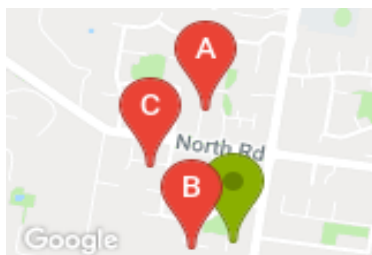
**Indicative Selling Price**

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

**Price Range: \$645,000 to \$700,000**

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

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.



**12 KORINA CRT, LANGWARRIN, VIC 3910**

3 2 2

**Sale Price**

**\$695,000**

Sale Date: 06/06/2018

Distance from Property: 476m



**16 NORBERT PL, LANGWARRIN, VIC 3910**

3 2 2

**Sale Price**

**\$690,000**

Sale Date: 17/02/2018

Distance from Property: 131m



**7 LAURENTEN CRT, LANGWARRIN, VIC 3910**

3 2 2

**Sale Price**

**\$726,000**

Sale Date: 27/01/2018

Distance from Property: 382m



This report has been compiled on 18/07/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://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

14 CAVILL CLOSE, LANGWARRIN, VIC

Indicative selling price

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

Price Range:

\$645,000 to \$700,000

Median sale price

Median price

\$630,000

House

X

Unit


Suburb

LANGWARRIN

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

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
12 KORINA CRT, LANGWARRIN, VIC 3910	\$695,000	06/06/2018
16 NORBERT PL, LANGWARRIN, VIC 3910	\$690,000	17/02/2018
7 LAURENTEN CRT, LANGWARRIN, VIC 3910	\$726,000	27/01/2018