

## 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 3 Langford Court, Tecoma VIC 3160

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Range between \$830,000 & \$910,000

#### Median sale price

Median price \$642,500 \*House ☒ Suburb TECOMA

Period - From 01 / 09 / 2017 to 25 / 09 / 2017 Source Realestate.com.au

#### 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. 44 Koorringal Road, Upwey VIC 3158	\$910,000	31 / 07 / 2017
2. 105 Terrys Avenue, Tecoma VIC 3160	\$855,000	22 / 06 / 2017
3. 11 Lilian Street, Upwey VIC 3158	\$875,000	18 / 09 / 2017