

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 MICHEALA COURT, LANGWARRIN, VIC 3910

Indicative selling price

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

Price Range: 650,000 to 710,000

Median sale price

Median price

\$585,000

House

☒

Unit

☐

Suburb

LANGWARRIN

Period

01 October 2016 to 30 September 2017

Source

 pricefinder

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 |
|-------------------------------------|-----------|--------------|
| 27 JULIE CRT, LANGWARRIN, VIC 3910 | \$785,000 | 28/06/2017 |
| 2 SALIGNA CRT, LANGWARRIN, VIC 3910 | \$627,000 | 19/09/2017 |
| 44 JARMAN DR, LANGWARRIN, VIC 3910 | \$575,000 | 12/09/2017 |