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	12 Rubida Drive Langwarrin Vic 3910

Indicative selling price

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

	range between	$690,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median price	$600,000	*House	x	*Unit		Suburb	Langwarrin
Period - From	1 Jan 2017	to	8 Jan 2018			Source	www.realestate.com.au

Comparable property sales (*Delete A or B below as applicable)

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.