Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Address Including suburb and postcode	

Indicative selling price

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

Range between \$1,690,000 & \$1,850,000	Range between	\$1,690,000	&	\$1,850,000
---	---------------	-------------	---	-------------

Median sale price

Median price	\$860,000	Pro	perty Type	House		Suburb	Langwarrin
Period - From	01/01/2022	to	31/12/2022		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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

1	8 Altarnun Rd LANGWARRIN 3910	\$1,850,000	15/10/2022
2	52 Grassmere Rd LANGWARRIN 3910	\$1,800,000	19/09/2022
3			

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:	18/02/2023 13:13



Date of sale



9775 7500 0419 874279 darren1@stockdaleleggo.com.au

> **Indicative Selling Price** \$1,690,000 - \$1,850,000 **Median House Price**

Year ending December 2022: \$860,000

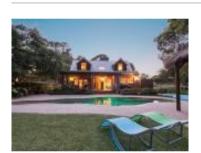
Darren Eichenberger





Land Size: 10000 sqm approx **Agent Comments**

Comparable Properties



8 Altarnun Rd LANGWARRIN 3910 (VG)





Price: \$1,850,000 Method: Sale Date: 15/10/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10120 sqm approx

Agent Comments



52 Grassmere Rd LANGWARRIN 3910

(REI/VG)





Price: \$1,800,000 Method: Private Sale Date: 19/09/2022 Property Type: House Land Size: 9874 sqm approx Agent Comments

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.

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



