

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

38 Leisureland Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$1,690,000

&

\$1,850,000

Median sale price

Median price

\$860,000

Property 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 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	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

38 Leisureland Drive, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$1,690,000 - \$1,850,000

Median House Price

Year ending December 2022: \$860,000



4 2 8

Property Type: Rural Residential

Land Size: 10000 sqm approx

Agent Comments

Comparable Properties



8 Altarnun Rd LANGWARRIN 3910 (VG)

Agent Comments

3 - -

Price: \$1,850,000

Method: Sale

Date: 15/10/2022

Property Type: Hobby Farm < 20 ha (Rur)

Land Size: 10120 sqm approx



**52 Grassmere Rd LANGWARRIN 3910
(REI/VG)**

Agent Comments

5 2 5

Price: \$1,800,000

Method: Private Sale

Date: 19/09/2022

Property Type: House

Land Size: 9874 sqm approx

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



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