

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

6 Raneen Drive, Langwarrin Vic 3910

Indicative selling price

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

Single price

\$860,000

Median sale price

Median price

\$865,000

Property Type

House

Suburb

Langwarrin

Period - From

01/07/2021

to

30/06/2022

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	20 Wattle Bird Way LANGWARRIN 3910	\$891,500	29/05/2022
2	13 Impressa CI LANGWARRIN 3910	\$860,000	09/06/2022
3	59 Northgateway LANGWARRIN 3910	\$860,000	29/07/2022

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:

11/10/2022 12:01



Property Type: House (Res)

Land Size: 500 sqm approx

Agent Comments

Comparable Properties



20 Wattle Bird Way LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$891,500

Method: Private Sale

Date: 29/05/2022

Property Type: House

Land Size: 606 sqm approx



13 Impressa CI LANGWARRIN 3910 (VG)

Agent Comments



Price: \$860,000

Method: Sale

Date: 09/06/2022

Property Type: House (Res)

Land Size: 614 sqm approx

59 Northgateway LANGWARRIN 3910 (REI/VG) Agent Comments



Price: \$860,000

Method: Private Sale

Date: 29/07/2022

Property Type: House (Res)

Land Size: 760 sqm approx