

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

4/9 Meridian Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$500,000

&

\$550,000

Median sale price

Median price \$602,000

Property Type Unit

Suburb Langwarrin

Period - From 01/01/2022

to 31/03/2022

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	7 Southampton Dr LANGWARRIN 3910	\$578,500	10/03/2022
2	8/15 Potts Rd LANGWARRIN 3910	\$565,000	28/03/2022
3	11/85 Warrandyte Rd LANGWARRIN 3910	\$550,000	12/05/2022

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:

07/06/2022 15:12



2 1 2

Property Type: House

Agent Comments

Comparable Properties



7 Southampton Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

2 1 2

Price: \$578,500

Method: Private Sale

Date: 10/03/2022

Property Type: Unit

Land Size: 254 sqm approx



8/15 Potts Rd LANGWARRIN 3910 (REI/VG)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 28/03/2022

Property Type: House



11/85 Warrandyte Rd LANGWARRIN 3910 (REI) Agent Comments

2 1 1

Price: \$550,000

Method: Private Sale

Date: 12/05/2022

Property Type: Unit