

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

44 Cedar Street, Langwarrin Vic 3910

Indicative selling price

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

Range between \$620,000

&

\$680,000

Median sale price

Median price \$875,000

Property Type House

Suburb Langwarrin

Period - From 01/10/2021

to 31/12/2021

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	6/428 McClelland Dr, Langwarrin, Vic 3910, Australia	\$730,000	25/11/2021
2	1/16 Alder St LANGWARRIN 3910	\$650,000	20/09/2021
3	1/17 Wahgunyah Cr LANGWARRIN 3910	\$632,000	10/11/2021

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:

25/01/2022 12:07



Property Type: House (Previously Occupied - Detached)

Land Size: 1018 sqm approx

Agent Comments

Comparable Properties

6/428 McClelland Dr, Langwarrin, Vic 3910, Australia (REI)

Agent Comments



Price: \$730,000

Method:

Date: 25/11/2021

Property Type: Townhouse (Single)



1/16 Alder St LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 20/09/2021

Property Type: House

Land Size: 404 sqm approx



1/17 Wahgunyah Cr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$632,000

Method: Private Sale

Date: 10/11/2021

Property Type: Unit