

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

17 Pindara Boulevard, Langwarrin Vic 3910

Indicative selling price

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

Range between \$1,300,000

&

\$1,400,000

Median sale price

Median price \$865,000

Property Type House

Suburb Langwarrin

Period - From 01/07/2021

to

30/09/2021

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	2 Bushy Ct, Langwarrin, Vic 3910, Australia	\$1,335,000	09/12/2021
2	3 Fernleigh Ct, Langwarrin, Vic 3910, Australia	\$1,300,000	30/11/2021
3	5 Brown Thornbill Ct, Langwarrin, Vic 3910, Australia	\$1,326,000	17/11/2021

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:

21/01/2022 10:21



 4  2  2

Rooms: 5

Property Type: House

Land Size: 1088 sqm approx

Agent Comments

Comparable Properties

2 Bushy Ct, Langwarrin, Vic 3910, Australia (REI)

Agent Comments

 4  2  2

Price: \$1,335,000

Method:

Date: 09/12/2021

Property Type: House

3 Fernleigh Ct, Langwarrin, Vic 3910, Australia (REI)

Agent Comments

 5  2  2

Price: \$1,300,000

Method:

Date: 30/11/2021

Property Type: House

5 Brown Thornbill Ct, Langwarrin, Vic 3910, Australia (REI)

Agent Comments

 4  2  2

Price: \$1,326,000

Method:

Date: 17/11/2021

Property Type: House