

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

20 Landhill Close, Langwarrin Vic 3910

Indicative selling price

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

Range between \$830,000

&

\$875,000

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	29 Lorraine Av LANGWARRIN 3910	\$900,000	10/11/2021
2	3 Correa Ct LANGWARRIN 3910	\$866,000	07/12/2021
3	63 Long St LANGWARRIN 3910	\$850,000	26/10/2021

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:

28/02/2022 16:11



3 2 2

Property Type: House

Land Size: 595 sqm approx

Agent Comments

Comparable Properties



29 Lorraine Av LANGWARRIN 3910 (VG)

Agent Comments

3 - -

Price: \$900,000

Method: Sale

Date: 10/11/2021

Property Type: House (Res)

Land Size: 690 sqm approx



3 Correa Ct LANGWARRIN 3910 (REI/VG)

Agent Comments

3 2 2

Price: \$866,000

Method: Private Sale

Date: 07/12/2021

Property Type: House

Land Size: 633 sqm approx



63 Long St LANGWARRIN 3910 (VG)

Agent Comments

4 - -

Price: \$850,000

Method: Sale

Date: 26/10/2021

Property Type: House (Res)

Land Size: 653 sqm approx