# 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

8 Raneen Drive, Langwarrin Vic 3910

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$750,000		&		\$799,000					
Median sale p	rice									
Median price	\$865,000	Pro	operty Type	Hous	se		Suburb	Langwarrin		
Period - From	01/07/2021	to	30/06/2022		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	9 Chandos PI LANGWARRIN 3910	\$805,000	21/06/2022
2	2 Airlie Ct LANGWARRIN 3910	\$800,500	22/07/2022
3	19 Beacon Dr LANGWARRIN 3910	\$781,350	18/07/2022

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:

12/09/2022 10:43





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**Property Type:** House Land Size: 691 sqm approx Agent Comments Indicative Selling Price \$750,000 - \$799,000 Median House Price Year ending June 2022: \$865,000

# **Comparable Properties**



9 Chandos PI LANGWARRIN 3910 (REI/VG)



Price: \$805,000 Method: Private Sale Date: 21/06/2022 Property Type: House (Res) Land Size: 651 sqm approx



2 Airlie Ct LANGWARRIN 3910 (REI)

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Price: \$800,500 Method: Private Sale Date: 22/07/2022 Property Type: House Land Size: 699 sqm approx

19 Beacon Dr LANGWARRIN 3910 (REI)



Agent Comments

Agent Comments

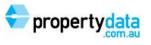
Agent Comments



Price: \$781,350 Method: Private Sale Date: 18/07/2022 Property Type: House Land Size: 654 sqm approx

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009





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