

# 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

50 Quarry Road, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$939,000

### Median sale price

Median price

\$740,000

Property Type

House

Suburb

Langwarrin

Period - From

01/01/2021

to

31/03/2021

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	4 Park Valley Cr LANGWARRIN 3910	\$924,200	14/12/2020
2	13 Bush Ct LANGWARRIN 3910	\$910,000	11/03/2021
3	8 Ebony Dr LANGWARRIN 3910	\$890,000	16/03/2021

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:

20/04/2021 17:22



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 650 sqm approx

Agent Comments

## Comparable Properties

### 4 Park Valley Cr LANGWARRIN 3910 (VG)

Agent Comments



**Price:** \$924,200

**Method:** Sale

**Date:** 14/12/2020

**Property Type:** House (Res)

**Land Size:** 924 sqm approx



### 13 Bush Ct LANGWARRIN 3910 (REI)

Agent Comments



**Price:** \$910,000

**Method:** Private Sale

**Date:** 11/03/2021

**Property Type:** House

**Land Size:** 673 sqm approx



### 8 Ebony Dr LANGWARRIN 3910 (REI)

Agent Comments



**Price:** \$890,000

**Method:** Private Sale

**Date:** 16/03/2021

**Property Type:** House

**Land Size:** 720 sqm approx