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

68 Quarry Road, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$660,000		&		\$715,000			
Median sale p	rice							
Median price	\$840,000	Pro	operty Type	Hou	ISE		Suburb	Langwarrin
Period - From	01/04/2022	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.

Ad	dress of comparable property	Price	Date of sale
1	54 Lexton Dr LANGWARRIN 3910	\$726,950	06/09/2022
2	7 Hornsby Dr LANGWARRIN 3910	\$690,000	06/09/2022
3	40 Jackson Dr LANGWARRIN 3910	\$678,000	20/07/2022

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:

27/09/2022 10:35



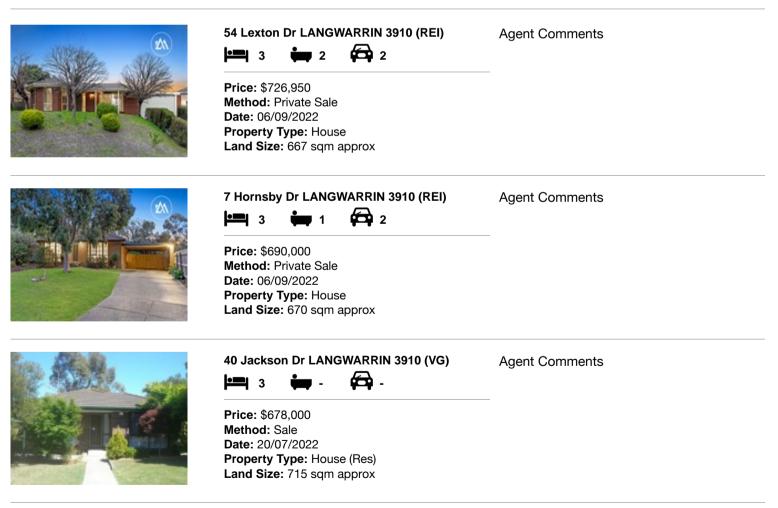




Property Type: House (Previously Occupied - Detached) Land Size: 734 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

> Indicative Selling Price \$660,000 - \$715,000 Median House Price June quarter 2022: \$840,000

Comparable Properties



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





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