

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$660,000

&

\$715,000

### Median sale price

Median price \$840,000

Property Type House

Suburb Langwarrin

Period - From 01/04/2022

to

30/06/2022

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	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

## Comparable Properties



**54 Lexton Dr LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$726,950

**Method:** Private Sale

**Date:** 06/09/2022

**Property Type:** House

**Land Size:** 667 sqm approx



**7 Hornsby Dr LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$690,000

**Method:** Private Sale

**Date:** 06/09/2022

**Property Type:** House

**Land Size:** 670 sqm approx



**40 Jackson Dr LANGWARRIN 3910 (VG)**

Agent Comments



**Price:** \$678,000

**Method:** Sale

**Date:** 20/07/2022

**Property Type:** House (Res)

**Land Size:** 715 sqm approx