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

48 Quarry Road, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$790,000		&		\$825,000				
Median sale p	rice								
Median price	\$875,000	Pro	operty Type	Hou	se		Suburb	Langwarrin	
Period - From	01/10/2021	to	31/12/2021		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.

Ade	dress of comparable property	Price	Date of sale
1	62 Gum Nut Dr LANGWARRIN 3910	\$820,000	24/11/2021
2	4 Carisbrook Ct LANGWARRIN 3910	\$815,000	23/09/2021
3	11 Lynne Ct LANGWARRIN 3910	\$810,000	14/11/2021

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:

08/02/2022 14:05





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Property Type: House (Res) **Land Size:** 647.933 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$790,000 - \$825,000 Median House Price December quarter 2021: \$875,000

Comparable Properties



62 Gum Nut Dr LANGWARRIN 3910 (VG)



Price: \$820,000 Method: Sale Date: 24/11/2021 Property Type: House (Res) Land Size: 700 sqm approx



4 Carisbrook Ct LANGWARRIN 3910 (REI/VG) Agent Comments



Price: \$815,000 Method: Private Sale Date: 23/09/2021 Property Type: House Land Size: 688 sqm approx

11 Lynne Ct LANGWARRIN 3910 (VG)



Agent Comments

Agent Comments



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





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