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

15 Dunraven Court, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$920,000		&		\$1,010,000			
Median sale p	rice							
Median price	\$865,000	Pro	operty Type	Hou	se		Suburb	Langwarrin
Period - From	01/01/2023	to	31/03/2023		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.

Ado	dress of comparable property	Price	Date of sale
1	24 Edward St LANGWARRIN 3910	\$1,010,000	20/03/2023
2	61 Beech St LANGWARRIN 3910	\$960,000	01/05/2023
3	85 Huntingtower Cr LANGWARRIN 3910	\$950,000	23/03/2023

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.

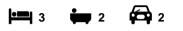
This Statement of Information was prepared on:

02/05/2023 16:52



15 Dunraven Court, Langwarrin Vic 3910

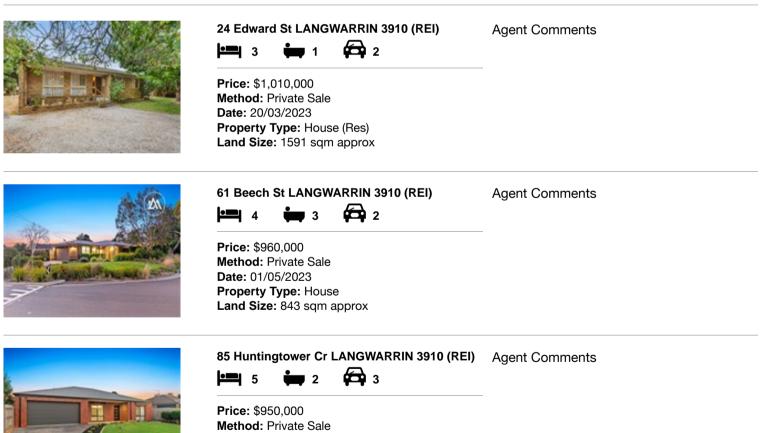




Rooms: 5 Property Type: House Land Size: 840 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

> Indicative Selling Price \$920,000 - \$1,010,000 Median House Price March quarter 2023: \$865,000

Comparable Properties



Price: \$950,000 Method: Private Sale Date: 23/03/2023 Property Type: House Land Size: 611 sqm approx

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





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