

## 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

132 PINDARA BOULEVARD LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,150,000

&

\$1,250,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$865,000

Property type

House

Suburb

Langwarrin

Period-from

01 Aug 2021

to

31 Jul 2022

Source

Corelogic

### 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 6 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

136 PINDARA BOULEVARD LANGWARRIN VIC 3910	\$1,180,000	20-Apr-22
36 PINDARA BOULEVARD LANGWARRIN VIC 3910	\$1,271,000	28-Feb-22

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 6 months.

This Statement of Information was prepared on: 23 August 2022



**136 PINDARA BOULEVARD  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price **\$1,180,000** Sold Date **20-Apr-22**

Distance **0.04km**



**36 PINDARA BOULEVARD  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price **\$1,271,000** Sold Date **28-Feb-22**

Distance **0.95km**

**RS** = Recent sale **UN** = Undisclosed Sale

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