

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

45 Monique Drive, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$750,000

Median sale price

Median price

\$865,000

Property Type

House

Suburb

Langwarrin

Period - From

01/01/2023

to

31/03/2023

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	31 Stevens Rd LANGWARRIN 3910	\$740,000	04/05/2023
2	37 Burgess Dr LANGWARRIN 3910	\$735,000	01/05/2023
3	145 North Rd LANGWARRIN 3910	\$720,000	24/04/2023

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:

17/05/2023 09:56

45 Monique Drive, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

darren1@stockdaleleggo.com.au

Indicative Selling Price

\$750,000

Median House Price

March quarter 2023: \$865,000



3 -

Property Type: House (Previously Occupied - Detached)

Land Size: 650 sqm approx

Agent Comments

Comparable Properties



31 Stevens Rd LANGWARRIN 3910 (REI)

Agent Comments

3 2 3

Price: \$740,000

Method: Private Sale

Date: 04/05/2023

Property Type: House

Land Size: 698 sqm approx



37 Burgess Dr LANGWARRIN 3910 (REI)

Agent Comments

3 2 -

Price: \$735,000

Method: Private Sale

Date: 01/05/2023

Property Type: House

Land Size: 657 sqm approx



145 North Rd LANGWARRIN 3910 (REI)

Agent Comments

3 2 2

Price: \$720,000

Method: Private Sale

Date: 24/04/2023

Property Type: House

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



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