

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

22B Athol Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$660,000

&

\$710,000

Median sale price

Median price \$875,000

Property Type House

Suburb Langwarrin

Period - From 01/10/2021

to

31/12/2021

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.

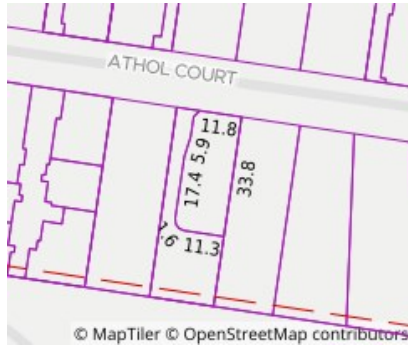
	Address of comparable property	Price	Date of sale
1	22 Kuranda St LANGWARRIN 3910	\$730,000	15/12/2021
2	6 Athol Ct LANGWARRIN 3910	\$700,000	01/10/2021
3	1/16 Alder St LANGWARRIN 3910	\$650,000	20/09/2021

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:

01/02/2022 15:23



Property Type:

Agent Comments

Comparable Properties



22 Kuranda St LANGWARRIN 3910 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 15/12/2021

Property Type: House

Land Size: 455 sqm approx

6 Athol Ct LANGWARRIN 3910 (VG)

Agent Comments



Price: \$700,000

Method: Sale

Date: 01/10/2021

Property Type: House (Res)

Land Size: 468 sqm approx



1/16 Alder St LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$650,000

Method: Private Sale

Date: 20/09/2021

Property Type: House

Land Size: 404 sqm approx