

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

31 Lyppards Road, Langwarrin Vic 3910

Indicative selling price

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

Range between \$990,000

&

\$1,080,000

Median sale price

Median price \$740,000

Property Type House

Suburb Langwarrin

Period - From 01/01/2021

to 31/03/2021

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	3 Yarralumla Dr LANGWARRIN 3910	\$1,040,000	09/03/2021
2	52 Yarralumla Dr LANGWARRIN 3910	\$1,031,000	05/03/2021
3	33 Panoramic Dr LANGWARRIN 3910	\$996,500	26/03/2021

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:

19/05/2021 12:12



Property Type: House (Previously Occupied - Detached)

Land Size: 1348 sqm approx

Agent Comments

Comparable Properties



3 Yarralumla Dr LANGWARRIN 3910 (REI/VG) Agent Comments



Price: \$1,040,000

Method: Private Sale

Date: 09/03/2021

Property Type: House

Land Size: 1204 sqm approx



52 Yarralumla Dr LANGWARRIN 3910 (REI/VG) Agent Comments



Price: \$1,031,000

Method: Private Sale

Date: 05/03/2021

Property Type: House

Land Size: 1810 sqm approx



33 Panoramic Dr LANGWARRIN 3910 (REI) Agent Comments



Price: \$996,500

Method: Private Sale

Date: 26/03/2021

Property Type: House