## 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

48 Kuranda Street, Langwarrin Vic 3910

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$525,000		&		\$575,000			
Median sale p	rice							
Median price	\$580,500	Pro	operty Type	Unit			Suburb	Langwarrin
Period - From	01/07/2021	to	30/09/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	2/9 Warrenwood PI LANGWARRIN 3910	\$580,000	29/11/2021
2	13 Bevnol Rd LANGWARRIN 3910	\$567,000	16/11/2021
3	2/38 Richard Dr LANGWARRIN 3910	\$550,000	27/09/2021

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:

14/12/2021 10:50



48 Kuranda Street, Langwarrin Vic 3910

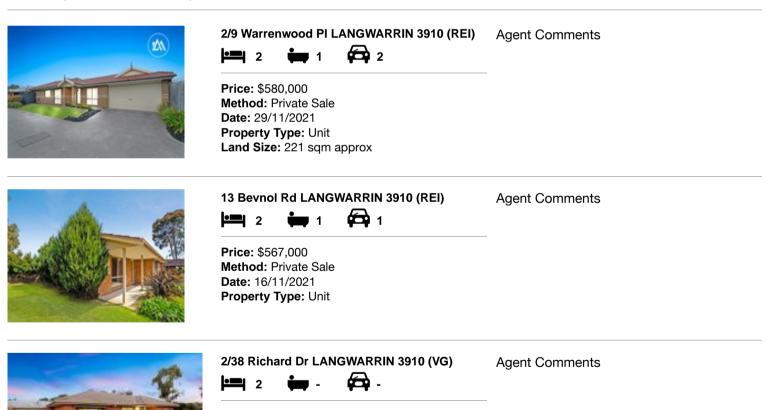




Property Type: House (Previously Occupied - Detached) Land Size: 258 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$525,000 - \$575,000 Median Unit Price September quarter 2021: \$580,500

# **Comparable Properties**



Price: \$550,000 Method: Sale Date: 27/09/2021 Property Type: Flat/Unit/Apartment (Res)

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



propertydata

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