

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

49 Yarralumla Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$1,300,000

&

\$1,375,000

Median sale price

Median price \$860,000

Property Type House

Suburb Langwarrin

Period - From 01/01/2022

to

31/12/2022

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 Fernwood Dr LANGWARRIN 3910	\$1,342,500	04/02/2023
2			
3			

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:

14/02/2023 13:06

49 Yarralumla Drive, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$1,300,000 - \$1,375,000

Median House Price

Year ending December 2022: \$860,000



 4  2  7

Property Type: House

Land Size: 2002 sqm approx

Agent Comments

Comparable Properties



3 Fernwood Dr LANGWARRIN 3910 (REI)

Agent Comments

 4  2  6

Price: \$1,342,500

Method: Auction Sale

Date: 04/02/2023

Property Type: House (Res)

Land Size: 1777 sqm approx

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.

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



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