

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

21 Richard Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$850,000

&

\$925,000

Median sale price

Median price \$885,450

Property Type House

Suburb Langwarrin

Period - From 01/01/2022

to

31/03/2022

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	45 Hornsby Dr LANGWARRIN 3910	\$915,000	03/05/2022
2	23 Trentham Way LANGWARRIN 3910	\$900,000	19/04/2022
3	37 Richard Dr LANGWARRIN 3910	\$885,000	28/04/2022

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:

29/05/2022 17:41



Property Type:

Divorce/Estate/Family Transfers

Land Size: 696 sqm approx

Agent Comments

Comparable Properties



45 Hornsby Dr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$915,000

Method: Private Sale

Date: 03/05/2022

Property Type: House

Land Size: 662 sqm approx



23 Trentham Way LANGWARRIN 3910 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 19/04/2022

Property Type: House

Land Size: 606 sqm approx



37 Richard Dr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$885,000

Method: Private Sale

Date: 28/04/2022

Property Type: House

Land Size: 686 sqm approx