

# 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

7 Dunmore Close, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000

&

\$1,100,000

### 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	72 Edward St LANGWARRIN 3910	\$1,100,000	18/03/2022
2	10 Grasswren CI LANGWARRIN 3910	\$1,055,000	31/03/2022
3	20 Heatherwood Gr LANGWARRIN 3910	\$1,000,000	21/04/2022

**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:

01/06/2022 10:03

7 Dunmore Close, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

9775 7500

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**Indicative Selling Price**

\$1,000,000 - \$1,100,000

**Median House Price**

March quarter 2022: \$885,450



4 4 4

**Property Type:** House

**Land Size:** 990 sqm approx

Agent Comments

## Comparable Properties



**72 Edward St LANGWARRIN 3910 (REI)**

Agent Comments

5 3 2

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 18/03/2022

**Property Type:** House

**Land Size:** 1416 sqm approx



**10 Grasswren Ct LANGWARRIN 3910 (REI)**

Agent Comments

4 2 2

**Price:** \$1,055,000

**Method:** Private Sale

**Date:** 31/03/2022

**Property Type:** House

**Land Size:** 599 sqm approx

**20 Heatherwood Gr LANGWARRIN 3910 (VG)**

Agent Comments

4 - -

**Price:** \$1,000,000

**Method:** Sale

**Date:** 21/04/2022

**Property Type:** House (Res)

**Land Size:** 944 sqm approx

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



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