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

92 Pindara Boulevard, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,130,000		&		\$1,230,000			
Median sale p	rice							
Median price	\$740,000	Pro	operty Type	Hou	se		Suburb	Langwarrin
Period - From	01/01/2021	to	31/03/2021		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.

Add	dress of comparable property	Price	Date of sale
1	3 Guava Ct LANGWARRIN 3910	\$1,200,000	14/01/2021
2	1 Crenada CI LANGWARRIN 3910	\$1,181,000	16/03/2021
3	28 King Orchid Dr LANGWARRIN 3910	\$1,090,000	05/04/2021

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:

01/05/2021 11:45



92 Pindara Boulevard, Langwarrin Vic 3910



Property Type: House (Res) Land Size: 923 sqm approx Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

> Indicative Selling Price \$1,130,000 - \$1,230,000 Median House Price March quarter 2021: \$740,000



Comparable Properties



3 Guava Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$1,200,000 Method: Private Sale Date: 14/01/2021 Property Type: House Land Size: 1067 sqm approx

1 Crenada CI LANGWARRIN 3910 (VG)

Agent Comments

Agent Comments





Price: \$1,181,000 Method: Sale Date: 16/03/2021 Property Type: House (Res) Land Size: 998 sqm approx



28 King Orchid Dr LANGWARRIN 3910 (REI) Agent Comments



Price: \$1,090,000 Method: Private Sale Date: 05/04/2021 Property Type: House Land Size: 923 sqm approx

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



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.