

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 consumer.vic.gov.au/underquoting

Range between \$1,130,000 & \$1,230,000

Median sale price

Median price \$740,000 Property Type House Suburb Langwarrin

Period - From 01/01/2021 to 31/03/2021 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 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



Property Type: House (Res)

Land Size: 923 sqm approx

Agent Comments

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 Ct LANGWARRIN 3910 (VG)

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