

# 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

395 North Road, 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 \$1,985,000

&

\$2,145,000

### 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	30 Bellbird Ct LANGWARRIN 3910	\$2,120,000	01/02/2022
2	69 Donald Rd LANGWARRIN 3910	\$2,037,777	05/01/2022
3	40 Oakhill Rd.W PEARCEDALE 3912	\$1,850,000	18/05/2022

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:

24/06/2022 10:54



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 10000 sqm approx

Agent Comments

## Comparable Properties



**30 Bellbird Ct LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$2,120,000

**Method:** Private Sale

**Date:** 01/02/2022

**Property Type:** Rural Residential

**Land Size:** 10000 sqm approx



**69 Donald Rd LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$2,037,777

**Method:** Private Sale

**Date:** 05/01/2022

**Property Type:** House (Res)

**Land Size:** 18210.85 sqm approx



**40 Oakhill Rd.W PEARCEDALE 3912 (REI)**

Agent Comments



**Price:** \$1,850,000

**Method:** Private Sale

**Date:** 18/05/2022

**Property Type:** House

**Land Size:** 36017.05 sqm approx