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

60 Edward Street, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betwee	\$1,045,000		&		\$1,145,000			
Median sale p	rice							
Median price	\$845,000	Pro	operty Type	Hou	ise		Suburb	Langwarrin
Period - From	01/07/2023	to	30/06/2024		So	ource	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.

Ado	dress of comparable property	Price	Date of sale
1	17 Beech St LANGWARRIN 3910	\$1,075,000	24/05/2024
2	22 Anthony St LANGWARRIN 3910	\$1,070,000	14/02/2024
3	1a Larch St LANGWARRIN 3910	\$1,065,000	13/02/2024

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:

17/07/2024 08:51



WHIJEFOX





Property Type: House **Land Size:** 1416 sqm approx Agent Comments Lloyd Hillard 0458 258 200 lloyd@whitefoxrealestate.com.au

Indicative Selling Price \$1,045,000 - \$1,145,000 Median House Price Year ending June 2024: \$845,000

Comparable Properties



17 Beech St LANGWARRIN 3910 (REI)

Price: \$1,075,000 Method: Private Sale Date: 24/05/2024 Property Type: House Land Size: 825 sqm approx

Agent Comments



22 Anthony St LANGWARRIN 3910 (REI)

2

2

Agent Comments



Price: \$1,070,000 Method: Private Sale Date: 14/02/2024 Property Type: House Land Size: 1574 sqm approx

4

1a Larch St LANGWARRIN 3910 (VG)



Agent Comments

Price: \$1,065,000 Method: Sale Date: 13/02/2024 Property Type: House (Res) Land Size: 787 sqm approx

Account - Whitefox Real Estate | P: 96459699



propertydata

The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. 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.