### 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

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