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

84 LANGBOURNE DRIVE NARRE WARREN SOUTH VIC 3805

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price	\$750,000	or range between	&	
Median sale price				
(*Delete house or unit as app	olicable)			
[No	rro Warron South

Median Price	\$500,500	Property type			Land	Suburb	Narre Warren South
Period-from	01 Mar 2021	to	28 Feb 2	2022	Source		Corelogic

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 6 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	
10 MALABAR COURT NARRE WARREN SOUTH VIC 3805	\$755,000	21-Dec-21	
16 ASHTON RISE NARRE WARREN SOUTH VIC 3805	\$737,500	07-Mar-22	
61 LANGBOURNE DRIVE NARRE WARREN SOUTH VIC 3805	\$818,000	03-Feb-22	

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 6 months.

This Statement of Information was prepared on: 30 March 2022



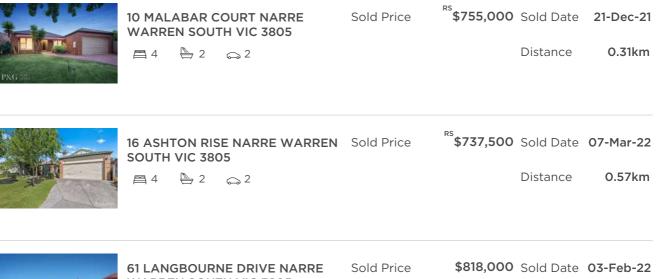
consumer.vic.gov.au



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61 LANGBOURNE DRIVE NARRE WARREN SOUTH VIC 3805	Sold Price	\$818,000 Sold Date	03-Feb-22
📇 4 🗎 2 🚗 2		Distance	0.07km

RS = Recent sale UN = Undisclosed Sale

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