

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

18 Trimble Drive, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between

\$650,000

&

\$690,000

Median sale price

Median price

\$865,000

Property Type

House

Suburb

Langwarrin

Period - From

01/07/2021

to

30/06/2022

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	35 Trimble Dr LANGWARRIN 3910	\$690,000	25/07/2022
2	3/186 North Rd LANGWARRIN 3910	\$690,000	10/08/2022
3	2a Govan St LANGWARRIN 3910	\$675,000	15/08/2022

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:

29/08/2022 14:19

18 Trimble Drive, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$650,000 - \$700,000

Median House Price

Year ending June 2022: \$865,000



Property Type:

Divorce/Estate/Family Transfers

Land Size: 527 sqm approx

Agent Comments

Comparable Properties



35 Trimble Dr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 25/07/2022

Property Type: House

Land Size: 521 sqm approx



3/186 North Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$690,000

Method: Private Sale

Date: 10/08/2022

Property Type: Unit



2a Govan St LANGWARRIN 3910 (REI)

Agent Comments



Price: \$675,000

Method: Private Sale

Date: 15/08/2022

Property Type: House

Land Size: 651 sqm approx

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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