## 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

1/424 Mcclelland Drive, Langwarrin Vic 3910

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$575,000		&		\$630,000					
Median sale pi	rice									
Median price	\$600,500	Pro	operty Type	Unit			Suburb	Langwarrin		
Period - From	01/04/2022	to	30/06/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	5/93 Warrandyte Rd LANGWARRIN 3910	\$640,000	29/03/2022
2	11/165 North Rd LANGWARRIN 3910	\$625,000	14/04/2022
3	23 Francis Cr LANGWARRIN 3910	\$610,000	23/04/2022

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:

03/08/2022 14:13





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Property Type: Unit Land Size: 343 sqm approx Agent Comments Indicative Selling Price \$575,000 - \$630,000 Median Unit Price June quarter 2022: \$600,500

# Comparable Properties



5/93 Warrandyte Rd LANGWARRIN 3910 (REI/VG)



Price: \$640,000 Method: Private Sale Date: 29/03/2022 Property Type: Unit Agent Comments



11/165 North Rd LANGWARRIN 3910 (REI/VG) Agent Comments



Price: \$625,000 Method: Private Sale Date: 14/04/2022 Property Type: House Land Size: 235 sqm approx

23 Francis Cr LANGWARRIN 3910 (VG)

Agent Comments



Price: \$610,000 Method: Sale Date: 23/04/2022 Property Type: Strata Unit/Townhouse -Conjoined

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





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