Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 381 North Road, Langwarrin Vic 3910

Indicative selling price

| For the meaning of this price see consumer.vic.gov.au/underquoting | | | | | | | | |
|--|---------------|-----|-------------|------|-------------|------|--------|------------|
| Range betweer | n \$1,650,000 | | & | | \$1,720,000 | | | |
| Median sale price | | | | | | | | |
| Median price | \$865,000 | Pro | operty Type | Hous | se | | Suburb | Langwarrin |
| Period - From | 01/01/2023 | to | 31/03/2023 | | 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 | 38 Leisureland Dr LANGWARRIN 3910 | \$1,720,000 | 10/03/2023 |
| 2 | 17 Gum Hill Dr LANGWARRIN 3910 | \$1,720,000 | 31/03/2023 |
| 3 | 45 Leisureland Dr LANGWARRIN 3910 | \$1,700,000 | 21/03/2023 |

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.

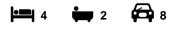
This Statement of Information was prepared on:

03/06/2023 11:58





Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au



Property Type: House Land Size: 8879 sqm approx Agent Comments Indicative Selling Price \$1,650,000 - \$1,720,000 Median House Price March quarter 2023: \$865,000

Comparable Properties

| 38 Leisureland Dr LANGWARRIN 3910 (REI/VG) Image: 1 Im | Agent Comments |
|---|----------------|
| 17 Gum Hill Dr LANGWARRIN 3910 (REI) 4 2 6 Price: \$1,720,000 Method: Private Sale Date: 31/03/2023 Property Type: House Land Size: 10200 sqm approx | Agent Comments |
| 45 Leisureland Dr LANGWARRIN 3910 (REI) 5 2 2 4 Price: \$1,700,000 Method: Private Sale Date: 21/03/2023 Property Type: House Land Size: 10000 sqm approx | Agent Comments |

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





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