

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

381 North Road, Langwarrin Vic 3910

Indicative selling price

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

Range between \$1,650,000

&

\$1,720,000

Median sale price

Median price \$865,000

Property Type House

Suburb Langwarrin

Period - From 01/01/2023

to

31/03/2023

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	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



4 2 8

Property Type: House

Land Size: 8879 sqm approx

Agent Comments

Comparable Properties



38 Leisureland Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

3 2 8

Price: \$1,720,000

Method: Private Sale

Date: 10/03/2023

Property Type: Rural Residential

Land Size: 10000 sqm approx



17 Gum Hill Dr LANGWARRIN 3910 (REI)

Agent Comments

4 2 6

Price: \$1,720,000

Method: Private Sale

Date: 31/03/2023

Property Type: House

Land Size: 10200 sqm approx



45 Leisureland Dr LANGWARRIN 3910 (REI)

Agent Comments

5 2 4

Price: \$1,700,000

Method: Private Sale

Date: 21/03/2023

Property Type: House

Land Size: 10000 sqm approx