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.

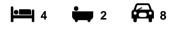
This Statement of Information was prepared on:

03/06/2023 11:58





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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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