

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

1a Alder Street, Langwarrin Vic 3910

Indicative selling price

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

Range between \$670,000

&

\$735,000

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	4/1 Edward St LANGWARRIN 3910	\$765,000	04/02/2023
2	16 Elm Gr LANGWARRIN 3910	\$730,000	11/05/2023
3	3/50 Edward St LANGWARRIN 3910	\$725,000	28/03/2023

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:

19/05/2023 08:45

1a Alder Street, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$670,000 - \$735,000

Median House Price

March quarter 2023: \$865,000



Property Type:

Agent Comments

Comparable Properties



4/1 Edward St LANGWARRIN 3910 (VG)

Agent Comments



Price: \$765,000

Method: Sale

Date: 04/02/2023

Property Type: Strata Unit/Flat



16 Elm Gr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$730,000

Method: Private Sale

Date: 11/05/2023

Property Type: House



3/50 Edward St LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$725,000

Method: Private Sale

Date: 28/03/2023

Property Type: Unit

Land Size: 300 sqm approx

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



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