

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

3 Quail Place, Langwarrin Vic 3910

Indicative selling price

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

Range between \$1,450,000 & \$1,515,000

Median sale price

Median price \$885,450 Property Type House Suburb Langwarrin

Period - From 01/01/2022 to 31/03/2022 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	13 Black Sheoak Pl, Langwarrin, Vic 3910, Australia	\$1,500,000	30/05/2022
2	40 Black Wallaby Dr, Langwarrin, Vic 3910, Australia	\$1,500,000	27/05/2022
3	17 Pindara Blvd LANGWARRIN 3910	\$1,400,000	03/02/2022

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:

15/07/2022 13:36



Rooms: 8

Property Type: House

Land Size: 1437 sqm approx

Agent Comments

Comparable Properties

**13 Black Sheoak Pl, Langwarrin, Vic 3910,
Australia (REI)**

Agent Comments



Price: \$1,500,000

Method:

Date: 30/05/2022

Property Type: House

**40 Black Wallaby Dr, Langwarrin, Vic 3910,
Australia (REI)**

Agent Comments



Price: \$1,500,000

Method:

Date: 27/05/2022

Property Type: House



17 Pindara Blvd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$1,400,000

Method: Private Sale

Date: 03/02/2022

Property Type: House

Land Size: 1088 sqm approx