

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

3/36 Pepperbush Crescent, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$810,000

&

\$875,000

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	16a Edward St LANGWARRIN 3910	\$935,000	14/02/2023
2	1b Cedar St LANGWARRIN 3910	\$861,000	18/05/2023
3			

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:

10/06/2023 09:13

3/36 Pepperbush Crescent, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$850,000 - \$935,000

Median House Price

March quarter 2023: \$865,000



Rooms: 7

Property Type: House (Res)

Agent Comments

Comparable Properties



16a Edward St LANGWARRIN 3910 (REI)

Agent Comments



Price: \$935,000

Method: Private Sale

Date: 14/02/2023

Property Type: House

Land Size: 747 sqm approx



1b Cedar St LANGWARRIN 3910 (REI)

Agent Comments



Price: \$861,000

Method: Private Sale

Date: 18/05/2023

Property Type: House

Land Size: 626 sqm approx

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.

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



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