

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

7 Guava Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$1,160,000

&

\$1,275,000

Median sale price

Median price \$740,000

Property Type House

Suburb Langwarrin

Period - From 01/01/2021

to

31/03/2021

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	92 Pindara Blvd, Langwarrin, Vic 3910, Australia	\$1,250,000	10/05/2021
2	75 Union Rd LANGWARRIN 3910	\$1,200,000	29/03/2021
3	3 Guava Ct LANGWARRIN 3910	\$1,200,000	14/01/2021

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:

12/05/2021 14:01



5 2 2

Rooms: 7

Property Type: House

Land Size: 1054 sqm approx

Agent Comments

Comparable Properties

**92 Pindara Blvd, Langwarrin, Vic 3910,
Australia (REI)**

Agent Comments

3 2 2

Price: \$1,250,000

Method:

Date: 10/05/2021

Property Type: House



75 Union Rd LANGWARRIN 3910 (REI)

Agent Comments

4 3 3

Price: \$1,200,000

Method: Private Sale

Date: 29/03/2021

Property Type: House

Land Size: 1524 sqm approx



3 Guava Ct LANGWARRIN 3910 (REI/VG)

Agent Comments

5 3 2

Price: \$1,200,000

Method: Private Sale

Date: 14/01/2021

Property Type: House

Land Size: 1067 sqm approx