

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

36 Pindara Boulevard, Langwarrin Vic 3910

Indicative selling price

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

Range between \$1,175,000 & \$1,225,000

Median sale price

Median price \$825,000 Property Type House Suburb Langwarrin

Period - From 21/02/2021 to 20/02/2022 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.

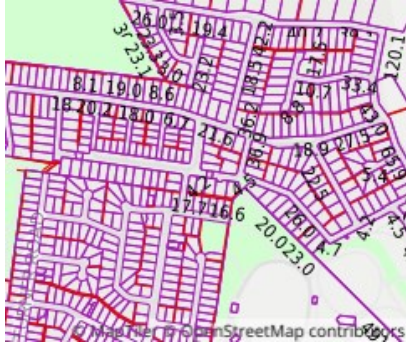
	Address of comparable property	Price	Date of sale
1	4 Woodrush Dr LANGWARRIN 3910	\$1,260,000	05/11/2021
2	33 Peter Chance Cr LANGWARRIN 3910	\$1,250,000	26/11/2021
3	14 Mintbush Tce LANGWARRIN 3910	\$1,150,000	16/11/2021

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:

21/02/2022 09:29



Property Type:
Divorce/Estate/Family Transfers
Land Size: 1008 sqm approx
Agent Comments

Indicative Selling Price
\$1,175,000 - \$1,225,000
Median House Price
21/02/2021 - 20/02/2022: \$825,000

Comparable Properties

4 Woodrush Dr LANGWARRIN 3910 (VG)

Agent Comments



Price: \$1,260,000
Method: Sale
Date: 05/11/2021
Property Type: House (Res)
Land Size: 922 sqm approx



33 Peter Chance Cr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$1,250,000
Method: Private Sale
Date: 26/11/2021
Property Type: House
Land Size: 963 sqm approx

14 Mintbush Tce LANGWARRIN 3910 (VG)

Agent Comments



Price: \$1,150,000
Method: Sale
Date: 16/11/2021
Property Type: House (Res)
Land Size: 1040 sqm approx