Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode	Including suburb and	3 Karen Close, Langwarrin Vic 3910
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Indicative selling price

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

Range between	\$1.765.000	&	\$1,825,000
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Median sale price

Median price	\$865,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	51 Grassmere Rd LANGWARRIN 3910	\$1,920,000	24/04/2023
2	32 Nirvana CI LANGWARRIN SOUTH 3911	\$1,777,000	08/02/2023
3	38 Leisureland Dr LANGWARRIN 3910	\$1,720,000	10/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

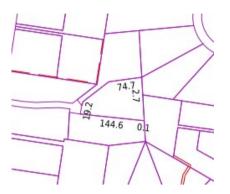
This Statement of Information was prepared on:	30/05/2023 15:51





Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

> **Indicative Selling Price** \$1,750,000 - \$1,825,000 **Median House Price** March quarter 2023: \$865,000



Property Type: Hobby Farm < 20

Land Size: 10500 sqm approx

Agent Comments

Comparable Properties



51 Grassmere Rd LANGWARRIN 3910 (REI)





Price: \$1,920,000 Method: Private Sale Date: 24/04/2023

Property Type: Land (Res) Land Size: 11857.30 sqm approx **Agent Comments**



32 Nirvana CI LANGWARRIN SOUTH 3911

(REI/VG)





Price: \$1,777,000 Method: Private Sale Date: 08/02/2023 Property Type: House

Land Size: 9961 sqm approx

Agent Comments



38 Leisureland Dr LANGWARRIN 3910

(REI/VG)

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Price: \$1,720,000 Method: Private Sale Date: 10/03/2023

Property Type: Rural Residential Land Size: 10000 sqm approx

Agent Comments

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



