

# 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

4 Raneen Drive, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$770,000

&

\$840,000

### Median sale price

Median price \$863,000

Property Type House

Suburb Langwarrin

Period - From 01/07/2022

to

30/09/2022

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	6 Raneen Dr LANGWARRIN 3910	\$860,000	17/08/2022
2	1 Birgita Ct LANGWARRIN 3910	\$835,000	11/11/2022
3	8 Raneen Dr LANGWARRIN 3910	\$780,000	12/10/2022

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:

26/11/2022 13:41

4 Raneen Drive, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

9775 7500

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**Indicative Selling Price**

\$770,000 - \$840,000

**Median House Price**

September quarter 2022: \$863,000



5 2 2

**Property Type:** House

Agent Comments

## Comparable Properties



**6 Raneen Dr LANGWARRIN 3910 (VG)**

Agent Comments

4 - -

**Price:** \$860,000

**Method:** Sale

**Date:** 17/08/2022

**Property Type:** House (Res)

**Land Size:** 500 sqm approx



**1 Birgita Ct LANGWARRIN 3910 (REI)**

Agent Comments

5 3 3

**Price:** \$835,000

**Method:** Private Sale

**Date:** 11/11/2022

**Property Type:** House

**Land Size:** 681 sqm approx



**8 Raneen Dr LANGWARRIN 3910 (REI)**

Agent Comments

3 2 2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 12/10/2022

**Property Type:** House

**Land Size:** 691 sqm approx

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



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