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<br>Including suburb and postcode | 3 QUARRY ROAD LANGWARRIN VIC 3910 |

## Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

| | | | | | |
|---|---|---|---|---|---|
| ~~Single Price~~ | | or range between | $750,000 | & | $800,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $855,000 | Property type | House | Suburb | Langwarrin |
| Period-from | 01 Apr 2022 | to | 31 Mar 2023 | Source | Corelogic |

## 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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

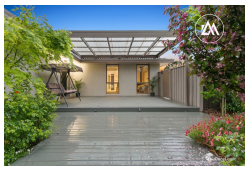
| Address of comparable property | Price | Date of sale |
|---|---|---|
| 1 LORRAINE AVENUE LANGWARRIN VIC 3910 | $765,000 | 30-Dec-22 |
| 21 PARK VALLEY CRESCENT LANGWARRIN VIC 3910 | $850,000 | 09-Dec-22 |
| 32 SUNNY VALE DRIVE LANGWARRIN VIC 3910 | $750,000 | 01-Dec-22 |

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 6 months.~~

This Statement of Information was prepared on: 18 April 2023

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**1 LORRAINE AVENUE LANGWARRIN VIC 3910**

4 2 2

Sold Price **$765,000** Sold Date **30-Dec-22**

Distance **1.62km**



**21 PARK VALLEY CRESCENT LANGWARRIN VIC 3910**

4 2 2

Sold Price **$850,000** Sold Date **09-Dec-22**

Distance **1.68km**



**32 SUNNY VALE DRIVE LANGWARRIN VIC 3910**

4 2 2

Sold Price **$750,000** Sold Date **01-Dec-22**

Distance **1.97km**

**RS** = Recent sale **UN** = Undisclosed Sale

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