

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

21 Langrigg Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,290,000 & \$1,400,000

Median sale price

Median price \$1,204,500 Property Type House Suburb Edithvale

Period - From 30/10/2022 to 29/10/2023 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	Price	Date of sale
1	61 Lochiel Av EDITHVALE 3196	\$1,375,000	14/10/2023
2	5 Langrigg Av EDITHVALE 3196	\$1,345,000	07/10/2023
3	73 Elsie Gr EDITHVALE 3196	\$1,300,000	13/06/2023

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:

30/10/2023 08:19

21 Langrigg Avenue, Edithvale Vic 3196



 4  2  2

Property Type: House
Land Size: 705 sqm approx
Agent Comments

Indicative Selling Price
\$1,290,000 - \$1,400,000
Median House Price
30/10/2022 - 29/10/2023: \$1,204,500

Comparable Properties



61 Lochiel Av EDITHVALE 3196 (REI)

Agent Comments

 3  2  2

Price: \$1,375,000
Method: Private Sale
Date: 14/10/2023
Property Type: House

5 Langrigg Av EDITHVALE 3196 (REI)

Agent Comments

 4  2  2

Price: \$1,345,000
Method: Auction Sale
Date: 07/10/2023
Property Type: House (Res)
Land Size: 696 sqm approx



73 Elsie Gr EDITHVALE 3196 (REI/VG)

Agent Comments

 3  1  4

Price: \$1,300,000
Method: Private Sale
Date: 13/06/2023
Property Type: House
Land Size: 843 sqm approx

Account - Jellis Craig



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