## 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

30 Edward Street, Langwarrin Vic 3910

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,350,000		&		\$1,450,000				
Median sale p	rice								
Median price	\$857,000	Pro	operty Type	Hou	se		Suburb	Langwarrin	
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	12 Mintbush Tce LANGWARRIN 3910	\$1,360,000	12/02/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

11/04/2024 16:29



### WHIJEFOX

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**Property Type:** House Agent Comments

Indicative Selling Price \$1,350,000 - \$1,450,000 Median House Price December quarter 2023: \$857,000

# **Comparable Properties**



12 Mintbush Tce LANGWARRIN 3910 (REI)



Price: \$1,360,000 Method: Private Sale Date: 12/02/2024 Property Type: House (Res) Land Size: 1260 sqm approx Agent Comments

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.

Account - Whitefox Real Estate | P: 96459699

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