

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

33 Tamara Circuit, Langwarrin Vic 3910

Indicative selling price

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

Range between \$920,000 & \$1,010,000

Median sale price

Median price \$880,000 Property Type House Suburb Langwarrin

Period - From 01/01/2024 to 31/03/2024 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	44 Tamara Cirt LANGWARRIN 3910	\$1,056,500	07/05/2024
2	10 Blue Gum Mews LANGWARRIN 3910	\$990,000	11/12/2023
3	25 Romina Dr LANGWARRIN 3910	\$945,000	28/03/2024

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:

22/05/2024 08:56

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Indicative Selling Price

\$920,000 - \$1,010,000

Median House Price

March quarter 2024: \$880,000



Property Type: Land

Land Size: 600 sqm approx

Agent Comments

Comparable Properties



44 Tamara Cirt LANGWARRIN 3910 (REI)

Agent Comments



Price: \$1,056,500

Method: Private Sale

Date: 07/05/2024

Property Type: House

Land Size: 621 sqm approx



10 Blue Gum Mews LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$990,000

Method: Private Sale

Date: 11/12/2023

Property Type: House

Land Size: 1085 sqm approx



25 Romina Dr LANGWARRIN 3910 (VG)

Agent Comments



Price: \$945,000

Method: Sale

Date: 28/03/2024

Property Type: House (Res)

Land Size: 583 sqm approx

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