

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 36 Quarry Road, Langwarrin, VIC 3910

Indicative selling price

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

Price Range

\$695,000

&

\$755,000

Median sale price

Median price

\$829,087

Property Type

House

Suburb

Langwarrin (3910)

Period - From

01/02/2023

to

31/01/2024

Source

Corelogic

Comparable property sales

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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

3 HUNTLY COURT, LANGWARRIN VIC 3910

\$745,000

21/09/2023

28 LEONARD DRIVE, LANGWARRIN VIC 3910

\$765,000

11/10/2023

30 QUARRY ROAD, LANGWARRIN VIC 3910

\$760,000

15/01/2024

This Statement of Information was prepared on: 01/02/2024