

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

42 Langrigg Avenue, Edithvale Vic 3196

Indicative selling price

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

Range between \$1,200,000 & \$1,300,000

Median sale price

Median price \$1,224,000 Property Type House Suburb Edithvale

Period - From 20/02/2023 to 19/02/2024 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	5 Langrigg Av EDITHVALE 3196	\$1,345,000	07/10/2023
2	300 Nepean Hwy EDITHVALE 3196	\$1,305,000	08/09/2023
3	18 Fifth Av ASPENDALE 3195	\$1,255,000	29/10/2023

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: 20/02/2024 10:43

42 Langrigg Avenue, Edithvale Vic 3196



Property Type:
Agent Comments

Indicative Selling Price
\$1,200,000 - \$1,300,000
Median House Price
20/02/2023 - 19/02/2024: \$1,224,000

Comparable Properties

5 Langrigg Av EDITHVALE 3196 (REI/VG)

Agent Comments



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

300 Nepean Hwy EDITHVALE 3196 (VG)

Agent Comments



Price: \$1,305,000
Method: Sale
Date: 08/09/2023
Property Type: House (Res)
Land Size: 488 sqm approx



18 Fifth Av ASPENDALE 3195 (VG)

Agent Comments



Price: \$1,255,000
Method: Sale
Date: 29/10/2023
Property Type: House (Res)
Land Size: 517 sqm approx

Account - Jellis Craig



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