## 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

460 Robinsons Road, Langwarrin South Vic 3911

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$1,300,000		&		\$1,430,000			
Median sale p	rice							
Median price	\$1,475,000	Pro	operty Type	Hou	se		Suburb	Langwarrin South
Period - From	09/04/2023	to	08/04/2024		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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	310 North Rd LANGWARRIN 3910	\$1,545,000	25/10/2023
2	5 Sunnybank Rd LANGWARRIN 3910	\$1,400,000	24/02/2024
3	434 Warrandyte Rd LANGWARRIN SOUTH 3911	\$1,350,000	07/01/2024

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:

09/04/2024 09:41



## 460 Robinsons Road, Langwarrin South Vic 3911

# McGrath





Property Type: Mixed Farming/Grazing (without structural improvements) Land Size: 10270 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darrene@mcgrath.com.au

Indicative Selling Price \$1,300,000 - \$1,430,000 Median House Price 09/04/2023 - 08/04/2024: \$1,475,000

# **Comparable Properties**



310 North Rd LANGWARRIN 3910 (VG)



Price: \$1,545,000 Method: Sale Date: 25/10/2023 Property Type: Hobby Farm < 20 ha (Rur) Land Size: 8182 sqm approx

Agent Comments

Agent Comments

Agent Comments



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5 Sunnybank Rd LANGWARRIN 3910 (REI)

Price: \$1,400,000 Method: Auction Sale Date: 24/02/2024 Property Type: House (Res) Land Size: 10108 sqm approx



434 Warrandyte Rd LANGWARRIN SOUTH 3911 (REI/VG)



Price: \$1,350,000 Method: Private Sale Date: 07/01/2024 Property Type: House Land Size: 3296 sqm approx

### Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009





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