

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 consumer.vic.gov.au/underquoting

Range between \$1,300,000 & \$1,430,000

Median sale price

Median price \$1,475,000 Property Type House Suburb Langwarrin South

Period - From 09/04/2023 to 08/04/2024 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	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.~~

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Darren Eichenberger
9775 7500
0419 874279
darrene@mcgrath.com.au



Property Type: Mixed
Farming/Grazing (without structural improvements)
Land Size: 10270 sqm approx
Agent Comments

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)

Agent Comments



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



5 Sunnybank Rd LANGWARRIN 3910 (REI)

Agent Comments



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)

Agent Comments



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