

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 60 Edward Street, Langwarrin Vic 3910

Indicative selling price

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

Range between \$1,150,000 & \$1,250,000

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	2 Wagtail Ct LANGWARRIN 3910	\$1,200,000	09/01/2024
2	8 Peter Chance Cr LANGWARRIN 3910	\$1,170,000	07/02/2024
3	5 Bushy Ct LANGWARRIN 3910	\$1,165,000	01/02/2024

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: 06/06/2024 09:57



Property Type: Development Site (Res)
Land Size: 1416 sqm approx
Agent Comments

Indicative Selling Price
\$1,150,000 - \$1,250,000
Median House Price
March quarter 2024: \$880,000

Comparable Properties



2 Wagtail Ct LANGWARRIN 3910 (REI)

Agent Comments



Price: \$1,200,000
Method: Private Sale
Date: 09/01/2024
Property Type: House
Land Size: 932 sqm approx



8 Peter Chance Cr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$1,170,000
Method: Private Sale
Date: 07/02/2024
Property Type: House (Res)
Land Size: 1099 sqm approx



5 Bushy Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$1,165,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 755 sqm approx