### Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 8 Nirvana Close, Langwarrin South Vic 3911

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$1,650,000		&		\$1,750,000					
Median sale p	rice									
Median price	\$1,310,000	Pro	operty Type	Vac	ant land		Suburb	Langwarrin South		
Period - From	20/05/2023	to	19/05/2024		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 sixmonths 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	4 Parzay Ct LANGWARRIN SOUTH 3911	\$1,700,000	16/01/2024
2			
3			

#### OR

**B**<sup>\*</sup> 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:

20/05/2024 12:21



8 Nirvana Close, Langwarrin South Vic 3911

# McGrath





Property Type: House (Previously Occupied - Detached) Land Size: 10000 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darrene@mcgrath.com.au

Indicative Selling Price \$1,650,000 - \$1,750,000 Median Land Price 20/05/2023 - 19/05/2024: \$1,310,000

## **Comparable Properties**



4 Parzay Ct LANGWARRIN SOUTH 3911 Agent Comments (REI/VG) Price: \$1,700,000 Method: Private Sale Date: 16/01/2024

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.

Property Type: Land

Land Size: 10117.15 sqm approx

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





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