

# 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 8 Nirvana Close, Langwarrin South Vic 3911

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,650,000 & \$1,750,000

### Median sale price

Median price \$1,310,000 Property Type Vacant land Suburb Langwarrin South

Period - From 20/05/2023 to 19/05/2024 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	4 Parzay Ct LANGWARRIN SOUTH 3911	\$1,700,000	16/01/2024
2			
3			

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: 20/05/2024 12:21

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**Indicative Selling Price**

\$1,650,000 - \$1,750,000

**Median Land Price**

20/05/2023 - 19/05/2024: \$1,310,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 10000 sqm approx

Agent Comments

## Comparable Properties



**4 Parzay Ct LANGWARRIN SOUTH 3911 (REI/VG)**

Agent Comments



**Price:** \$1,700,000

**Method:** Private Sale

**Date:** 16/01/2024

**Property Type:** Land

**Land Size:** 10117.15 sqm approx

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.