Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

81 Apple Berry Avenue, Langwarrin Vic 3910
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Indicative selling price

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

Range between \$1,150,000	&	\$1,250,000
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Median sale price

Median price	\$880,000	Pro	perty 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

Add	dress of comparable property	Price	Date of sale
1	5 Domain Pwy LANGWARRIN 3910	\$1,320,000	14/12/2023
2	53 Gum Nut Dr LANGWARRIN 3910	\$1,275,000	19/01/2024
3	3 Allen Cr LANGWARRIN 3910	\$1,205,000	08/03/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	31/05/2024 15:11



McGrath

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





Property Type: House (Res) Land Size: 903 sqm approx

Agent Comments



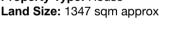
Comparable Properties



5 Domain Pwy LANGWARRIN 3910 (REI/VG)

Price: \$1,320,000 Method: Private Sale Date: 14/12/2023 Property Type: House













Price: \$1,275,000 Method: Private Sale Date: 19/01/2024 Property Type: House Land Size: 949 sqm approx Agent Comments

Agent Comments









Price: \$1,205,000 Method: Private Sale Date: 08/03/2024

Property Type: House (Res)

Agent Comments

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



