

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 81 Apple Berry Avenue, 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

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Indicative Selling Price

\$1,150,000 - \$1,250,000

Median House Price

March quarter 2024: \$880,000



Rooms: 8

Property Type: House (Res)

Land Size: 903 sqm approx

Agent Comments

Comparable Properties



5 Domain Pwy LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$1,320,000

Method: Private Sale

Date: 14/12/2023

Property Type: House

Land Size: 1347 sqm approx



53 Gum Nut Dr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$1,275,000

Method: Private Sale

Date: 19/01/2024

Property Type: House

Land Size: 949 sqm approx

3 Allen Cr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$1,205,000

Method: Private Sale

Date: 08/03/2024

Property Type: House (Res)