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 9 Freeman Place, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$790,000		&		\$865,000			
Median sale p	rice							
Median price	\$880,000	Pro	operty Type	Hou	ise		Suburb	Langwarrin
Period - From	01/01/2024	to	31/03/2024		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	8 Tomasina Ct LANGWARRIN 3910	\$840,000	27/03/2024
2	9 Alexandra Mews LANGWARRIN 3910	\$840,000	30/10/2023
3	34 Cedar St LANGWARRIN 3910	\$840,000	21/10/2023

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:

15/04/2024 17:17



McGrath





Property Type: House Land Size: 863 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darrene@mcgrath.com.au

Indicative Selling Price \$790,000 - \$865,000 Median House Price March quarter 2024: \$880,000

Comparable Properties



8 Tomasina Ct LANGWARRIN 3910 (REI)



Price: \$840,000 Method: Private Sale Date: 27/03/2024 Property Type: House Land Size: 997 sqm approx

9 Alexandra Mews LANGWARRIN 3910 (VG) Agent

Agent Comments

Agent Comments



Price: \$840,000 Method: Sale Date: 30/10/2023 Property Type: House (Res) Land Size: 531 sqm approx

34 Cedar St LANGWARRIN 3910 (REI/VG)

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Agent Comments

Price: \$840,000 Method: Private Sale Date: 21/10/2023 Property Type: House Land Size: 785 sqm approx

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



propertydata

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