

# 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 9 Freeman Place, Langwarrin Vic 3910

### Indicative selling price

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

Range between \$790,000 & \$865,000

### 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 | 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.~~

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**Indicative Selling Price**

\$790,000 - \$865,000

**Median House Price**

March quarter 2024: \$880,000



 4    2    2

**Property Type:** House

**Land Size:** 863 sqm approx

Agent Comments

## Comparable Properties



**8 Tomasina Ct LANGWARRIN 3910 (REI)**

Agent Comments

 4    2    6

**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 Comments

 2    -    -

**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)**

Agent Comments

 3    2    5

**Price:** \$840,000

**Method:** Private Sale

**Date:** 21/10/2023

**Property Type:** House

**Land Size:** 785 sqm approx

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