

# 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  
33 Tamara Circuit, 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 \$865,000 & \$950,000

### 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	44 Tamara Cirt LANGWARRIN 3910	\$1,056,500	07/05/2024
2	25 Romina Dr LANGWARRIN 3910	\$945,000	28/03/2024
3	17 Vasello Cirt CRANBOURNE SOUTH 3977	\$935,000	17/05/2024

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.~~

This Statement of Information was prepared on: 03/07/2024 14:12