

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

2/1 Gum Nut Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$545,000 & \$575,000

Median sale price

Median price \$587,500 Property Type Unit Suburb Langwarrin

Period - From 01/07/2023 to 30/06/2024 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	1/1 Gum Nut Dr LANGWARRIN 3910	\$565,000	05/08/2024
2	72/210 Cranbourne Frankston Rd LANGWARRIN 3910	\$540,000	09/08/2024
3	1/18 Malcolm Rd LANGWARRIN 3910	\$590,000	23/07/2024

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:

21/08/2024 09:42

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Indicative Selling Price
\$545,000 - \$575,000
Median Unit Price
Year ending June 2024: \$587,500



Property Type:
Agent Comments

Comparable Properties

1/1 Gum Nut Dr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$565,000
Method:
Date: 05/08/2024
Property Type: Unit



72/210 Cranbourne Frankston Rd
LANGWARRIN 3910 (REI)

Agent Comments



Price: \$540,000
Method: Private Sale
Date: 09/08/2024
Property Type: Unit
Land Size: 244 sqm approx



1/18 Malcolm Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$590,000
Method: Private Sale
Date: 23/07/2024
Property Type: Unit

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