

# 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

7 Red Wattlebird Crescent, 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 \$1,100,000

&

\$1,200,000

### Median sale price

Median price \$695,500

Property Type House

Suburb Langwarrin

Period - From 01/10/2020

to

31/12/2020

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	3 Guava Ct, Langwarrin, Vic 3910, Australia	\$1,200,000	14/01/2021
2	11 Sugar Glider PI LANGWARRIN 3910	\$1,150,000	15/12/2020
3	4 Red Wattlebird Cr LANGWARRIN 3910	\$1,115,000	03/11/2020

**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:

02/03/2021 10:01

7 Red Wattlebird Crescent, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

darren1@stockdaleleggo.com.au

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

December quarter 2020: \$695,500



**Property Type:** Land

**Land Size:** 1176 sqm approx

Agent Comments

## Comparable Properties

**3 Guava Ct, Langwarrin, Vic 3910, Australia (REI)**

Agent Comments



**Price:** \$1,200,000

**Method:**

**Date:** 14/01/2021

**Property Type:** House



**11 Sugar Glider PI LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$1,150,000

**Method:** Private Sale

**Date:** 15/12/2020

**Property Type:** House

**Land Size:** 1200 sqm approx



**4 Red Wattlebird Cr LANGWARRIN 3910 (VG)**

Agent Comments



**Price:** \$1,115,000

**Method:** Sale

**Date:** 03/11/2020

**Property Type:** House (Res)

**Land Size:** 1052 sqm approx

**Account** - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.