

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

16 Stockhaven Circuit, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$615,000

&

\$675,000

Median sale price

Median price

\$632,750

Property Type

House

Suburb

Langwarrin

Period - From

01/10/2019

to

31/12/2019

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 Landhill Cl, Langwarrin, Vic 3910, Australia	\$660,000	08/03/2020
2	1 Landhill Cl LANGWARRIN 3910	\$635,000	13/11/2019
3	88a Southgateway LANGWARRIN 3910	\$625,500	06/12/2019

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:

17/03/2020 10:46



Property Type: Land

Land Size: 431 sqm approx

Agent Comments

Comparable Properties

3 Landhill Cl, Langwarrin, Vic 3910, Australia (REI)

Agent Comments



Price: \$660,000

Method:

Date: 08/03/2020

Property Type: House



1 Landhill Cl LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$635,000

Method: Private Sale

Date: 13/11/2019

Rooms: 4

Property Type: House

Land Size: 619 sqm approx



88a Southgateway LANGWARRIN 3910 (REI)

Agent Comments



Price: \$625,500

Method: Private Sale

Date: 06/12/2019

Property Type: Unit