## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/7 Catherine Court, Langwarrin Vic 3910

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betwee	n \$730,000		&		\$780,000				
Median sale price									
Median price	\$740,000	Pro	Property Type Hou		ise		Suburb	Langwarrin	
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	87 Granite Dr LANGWARRIN 3910	\$800,000	26/05/2021
2	1 Knott Ct LANGWARRIN 3910	\$780,000	14/05/2021
3	32 Jackson Dr LANGWARRIN 3910	\$765,000	09/04/2021

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:

22/06/2021 16:59



2/7 Catherine Court, Langwarrin Vic 3910





**Property Type:** Agent Comments 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

> Indicative Selling Price \$730,000 - \$790,000 Median House Price March quarter 2021: \$740,000

# **Comparable Properties**

87 Granite Dr LANGWARRIN 3910 (REI) 3 2 2 1 Price: \$800,000 Method: Private Sale Date: 26/05/2021 Property Type: House	Agent Comments
1 Knott Ct LANGWARRIN 3910 (REI)   1   1 <td>Agent Comments</td>	Agent Comments
32 Jackson Dr LANGWARRIN 3910 (REI) 4 2 3 Price: \$765,000 Method: Private Sale Date: 09/04/2021 Property Type: House Land Size: 683 sqm approx	Agent Comments

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.