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

13 Cicala Court, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	etween \$660,000		&		\$720,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Hou	se		Suburb	Langwarrin
Period - From	01/10/2019	to	30/09/2020		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.

Ado	dress of comparable property	Price	Date of sale
1	33 Bevnol Rd LANGWARRIN 3910	\$715,000	04/06/2020
2	26 Bevnol Rd LANGWARRIN 3910	\$695,000	23/07/2020
3	50 Sunny Vale Dr LANGWARRIN 3910	\$685,000	26/05/2020

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:

26/10/2020 12:58





COURT 14.1 k³ © MapTiler © OpenStreetMap contributors



Property Type: House (Res) **Land Size:** 548 sqm approx Agent Comments 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$660,000 - \$720,000 Median House Price Year ending September 2020: \$650,000

Comparable Properties

33 Bevnol Rd LANGWARRIN 3910 (REI/VG) 3 2 2 2 Price: \$715,000 Method: Private Sale Date: 04/06/2020 Rooms: 5 Property Type: House	Agent Comments
Land Size: 748 sqm approx 26 Bevnol Rd LANGWARRIN 3910 (REI/VG) 3 2 2 2 Price: \$695,000 Method: Private Sale Date: 23/07/2020 Rooms: 5 Property Type: House Land Size: 739 sqm approx	Agent Comments
50 Sunny Vale Dr LANGWARRIN 3910 (VG) 3	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.