Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	68 Beech Street, Langwarrin Vic 3910
Including suburb and	
postcode	

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price	\$662,500	Pro	perty Type	House		Suburb	Langwarrin
Period - From	01/04/2020	to	30/06/2020		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

,	and the companion property		Date of care
1	8 Micheala Ct, Langwarrin, Vic 3910, Australia	\$735,000	09/07/2020
2	2 Alexandra Mews, Langwarrin, Vic 3910, Australia	\$730,000	09/04/2020
3	14 Mathew Ct LANGWARRIN 3910	\$772,000	09/06/2020

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:	27/07/2020 09:28

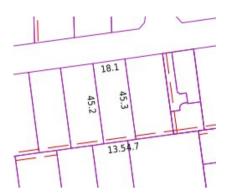


Date of sale



Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

> **Indicative Selling Price** \$720,000 - \$770,000 **Median House Price** June quarter 2020: \$662,500



Property Type: Land Land Size: 836 sqm approx

Agent Comments

Comparable Properties

8 Micheala Ct, Langwarrin, Vic 3910, Australia

(REI)





Agent Comments

Price: \$735,000 Method:

Date: 09/07/2020 Property Type: House

2 Alexandra Mews, Langwarrin, Vic 3910, Australia (REI)



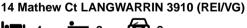


Agent Comments

Price: \$730,000 Method:

Date: 09/04/2020 Property Type: House







Agent Comments



Price: \$772,000 Method: Private Sale Date: 09/06/2020 Property Type: House Land Size: 750 sqm approx

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



