



Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale
**3/95 Warrandyte Road,
LANGWARRIN 3910**

Indicative selling price

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

Range \$395,000 - \$409,000

Median sale price

Median **Unit** for **LANGWARRIN** for period **Oct 2018 - Dec 2018**

Sourced from **REIV**.

\$455,000

Comparable property sales

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 the most comparable to the property for sale.

2/275 Cranbourne-Frankston Road, Price **\$392,000** Sold 28 May
Langwarrin 3910 2019

22/28 Potts Road, Price **\$413,000** Sold 05
Langwarrin 3910 February 2019

15A Warrenwood Place, Price **\$400,000** Sold 19 June
Langwarrin 3910 2019

This Statement of Information was prepared on 16th Sep 2019

Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV..

Unit



2 beds



1 baths



1 parking

Stockdale & Leggo Langwarrin

Shop 8, The Gateway 230
Cranbourne Frankston Rd,
Langwarrin VIC 3910

Contact agents



Darren Eichenberger
Stockdale & Leggo

0419 874 279

darren1@stockdaleleggo.com.au



Grace Stonard
Stockdale & Leggo

9 775 750 0

0455 777 485

grace.stonard@stockdaleleggo.com.au

**Stockdale
& Leggo**