

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 Southampton Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$480,000 & \$520,000

Median sale price

Median price \$451,000 Property Type Unit Suburb Langwarrin

Period - From 18/01/2019 to 17/01/2020 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	Price	Date of sale
1	112B Beech St, Langwarrin, Vic 3910, Australia	\$505,000	18/12/2019
2	8 Leeds PI LANGWARRIN 3910	\$512,000	30/09/2019
3	22/80-84 Potts Rd LANGWARRIN 3910	\$510,000	17/08/2019

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:

18/01/2020 10:39

13 Southampton Drive, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

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Indicative Selling Price

\$480,000 - \$520,000

Median Unit Price

18/01/2019 - 17/01/2020: \$451,000



Property Type: House (Res)

Land Size: 291 sqm approx

Agent Comments

Comparable Properties

**112B Beech St, Langwarrin, Vic 3910,
Australia (REI)**

Agent Comments



Price: \$505,000

Method:

Date: 18/12/2019

Property Type: Unit



8 Leeds PI LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$512,000

Method: Private Sale

Date: 30/09/2019

Property Type: Unit

Land Size: 300 sqm approx



22/80-84 Potts Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$510,000

Method: Private Sale

Date: 17/08/2019

Property Type: Unit

Land Size: 395 sqm approx

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.