

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

38/15 Peninsula Crescent, Langwarrin Vic 3910

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$453,500 Property Type Unit Suburb Langwarrin

Period - From 01/10/2019 to 30/09/2020 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	4/166 Union Rd LANGWARRIN 3910	\$452,500	15/10/2020
2	1/18 Bayport Dr LANGWARRIN 3910	\$450,000	03/08/2020
3	3/9-11 Athol Ct LANGWARRIN 3910	\$450,000	11/08/2020

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:

23/11/2020 21:29

38/15 Peninsula Crescent, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$450,000 - \$490,000

Median Unit Price

Year ending September 2020: \$453,500



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



4/166 Union Rd LANGWARRIN 3910 (REI)

Agent Comments

 2  1  1

Price: \$452,500

Method: Private Sale

Date: 15/10/2020

Property Type: Unit



1/18 Bayport Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 03/08/2020

Property Type: Unit



3/9-11 Athol Ct LANGWARRIN 3910 (REI)

Agent Comments

 2  1  1

Price: \$450,000

Method: Private Sale

Date: 11/08/2020

Property Type: Unit

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.