Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 50 Quarry Road, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$870,000		&		\$939,000			
Median sale p	rice							
Median price	\$740,000	Pro	operty Type	Hou	ISE		Suburb	Langwarrin
Period - From	01/01/2021	to	31/03/2021		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	4 Park Valley Cr LANGWARRIN 3910	\$924,200	14/12/2020
2	13 Bush Ct LANGWARRIN 3910	\$910,000	11/03/2021
3	8 Ebony Dr LANGWARRIN 3910	\$890,000	16/03/2021

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:

20/04/2021 17:22





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Property Type: House (Previously Occupied - Detached) Land Size: 650 sqm approx Agent Comments

Indicative Selling Price \$870,000 - \$939,000 **Median House Price** March quarter 2021: \$740,000

Comparable Properties

4 Park Valley Cr LANGWARRIN 3910 (VG)

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Agent Comments



Price: \$924,200 Method: Sale Date: 14/12/2020 Property Type: House (Res) Land Size: 924 sqm approx

13 Bush Ct LANGWARRIN 3910 (REI)

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Agent Comments



Price: \$910,000 Method: Private Sale Date: 11/03/2021 Property Type: House Land Size: 673 sqm approx

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8 Ebony Dr LANGWARRIN 3910 (REI)



Price: \$890,000 Method: Private Sale Date: 16/03/2021 Property Type: House Land Size: 720 sqm approx 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.