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

17 Huntingtower Crescent, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$780,000		&		\$835,000					
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	60 Burgess Dr LANGWARRIN 3910	\$850,000	24/03/2021
2	20 Huntingtower Cr LANGWARRIN 3910	\$821,000	23/04/2021
3	5 Pellita Way LANGWARRIN 3910	\$800,000	05/05/2021

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:

19/05/2021 15:45





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Property Type: House (Res) **Land Size:** 724 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

> Indicative Selling Price \$780,000 - \$835,000 Median House Price March quarter 2021: \$740,000

Comparable Properties



60 Burgess Dr LANGWARRIN 3910 (REI)



Price: \$850,000 Method: Private Sale Date: 24/03/2021 Property Type: House Land Size: 652 sqm approx Agent Comments



20 Huntingtower Cr LANGWARRIN 3910 (REI) Agent Comments



Price: \$821,000 Method: Private Sale Date: 23/04/2021 Property Type: House

5 Pellita Way LANGWARRIN 3910 (REI)



Price: \$800,000 Method: Private Sale Date: 05/05/2021 Property Type: House Land Size: 661 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.