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

2B Lloyd Street, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$565,000		&		\$620,000					
Median sale p	rice									
Median price	\$695,500	Pro	operty Type	Hou	se		Suburb	Langwarrin		
Period - From	01/10/2020	to	31/12/2020		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	86a Southgateway LANGWARRIN 3910	\$611,500	24/02/2021
2	24a Beech St LANGWARRIN 3910	\$585,000	21/01/2021
3	164 Cranbourne Frankston Rd LANGWARRIN 3910	\$571,500	17/02/2021

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:

23/03/2021 13:34



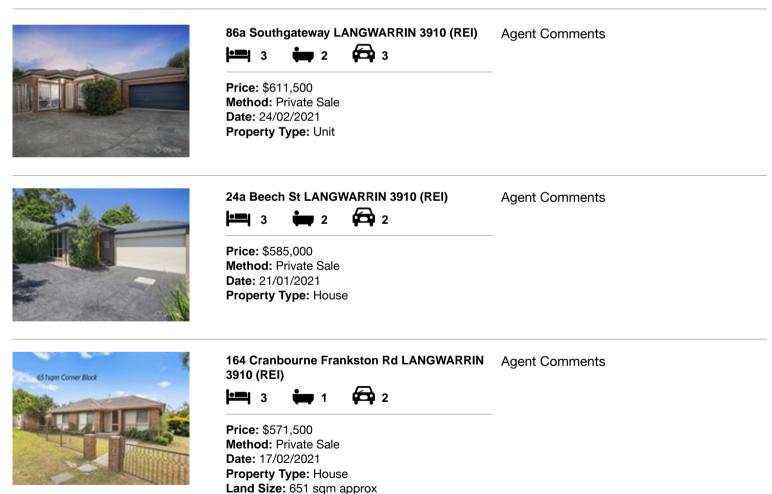


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Property Type: Unit Land Size: 433 sqm approx Agent Comments Indicative Selling Price \$565,000 - \$620,000 Median House Price December quarter 2020: \$695,500

Comparable Properties



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.