

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

35 Hornsby Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$700,000

&

\$750,000

Median sale price

Median price

\$821,250

Property Type

House

Suburb

Langwarrin

Period - From

01/04/2021

to

30/06/2021

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 | 15 Wahgunyah Cr LANGWARRIN 3910 | \$707,000 | 04/08/2021 |
| 2 | 71 Jarman Dr LANGWARRIN 3910 | \$701,999 | 24/08/2021 |
| 3 | 55 Aqueduct Rd LANGWARRIN 3910 | \$700,000 | 21/08/2021 |

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:

14/10/2021 09:49

35 Hornsby Drive, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

darren1@stockdaleleggo.com.au

Indicative Selling Price

\$685,000 - \$720,000

Median House Price

June quarter 2021: \$821,250



3 -

Property Type:

Divorce/Estate/Family Transfers

Land Size: 670 sqm approx

Agent Comments

Comparable Properties



15 Wahgunyah Cr LANGWARRIN 3910 (REI/VG)

Agent Comments

3 2 1

Price: \$707,000

Method: Private Sale

Date: 04/08/2021

Property Type: House

Land Size: 601 sqm approx



71 Jarman Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

3 2 2

Price: \$701,999

Method: Private Sale

Date: 24/08/2021

Property Type: House

Land Size: 763 sqm approx



55 Aqueduct Rd LANGWARRIN 3910 (VG)

Agent Comments

3 - -

Price: \$700,000

Method: Sale

Date: 21/08/2021

Property Type: House (Res)

Land Size: 1349 sqm approx

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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