

# 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

10 Bush Court, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$500,000

&

\$539,000

### Median sale price

Median price \$684,000

Property Type House

Suburb Langwarrin

Period - From 01/01/2020

to

31/03/2020

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	2 Bryson Ct LANGWARRIN 3910	\$550,000	20/01/2020
2	2a Govan St LANGWARRIN 3910	\$550,000	17/01/2020
3	8 John St LANGWARRIN 3910	\$540,000	27/03/2020

**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:

25/04/2020 12:16

10 Bush Court, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

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**Indicative Selling Price**

\$500,000 - \$539,000

**Median House Price**

March quarter 2020: \$684,000



3 1 5

**Property Type:** House

**Land Size:** 659 sqm approx

Agent Comments

## Comparable Properties



**2 Bryson Ct LANGWARRIN 3910 (REI/VG)**

Agent Comments

3 1 2

**Price:** \$550,000

**Method:** Private Sale

**Date:** 20/01/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 640 sqm approx



**2a Govan St LANGWARRIN 3910 (REI/VG)**

Agent Comments

3 1 1

**Price:** \$550,000

**Method:** Private Sale

**Date:** 17/01/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 651 sqm approx



**8 John St LANGWARRIN 3910 (REI)**

Agent Comments

3 1 2

**Price:** \$540,000

**Method:** Private Sale

**Date:** 27/03/2020

**Rooms:** 4

**Property Type:** House

**Land Size:** 510 sqm approx

**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.