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

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

Stockdale & Leggo

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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)

🛏 3   🛁 1   🚗 2

Price: $550,000
Method: Private Sale
Date: 20/01/2020
Rooms: 4
Property Type: House
Land Size: 640 sqm approx

Agent Comments

2a Govan St LANGWARRIN 3910 (REI/VG)

🛏 3   🛁 1   🚗 1

Price: $550,000
Method: Private Sale
Date: 17/01/2020
Rooms: 4
Property Type: House
Land Size: 651 sqm approx

Agent Comments

8 John St LANGWARRIN 3910 (REI)

🛏 3   🛁 1   🚗 2

Price: $540,000
Method: Private Sale
Date: 27/03/2020
Rooms: 4
Property Type: House
Land Size: 510 sqm approx

Agent Comments