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

4 Bottlebrush Court, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$730,000		&		\$779,000			
Median sale p	rice							
Median price	\$662,500	Pro	operty Type	Hou	se		Suburb	Langwarrin
Period - From	01/04/2020	to	30/06/2020		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.

Ade	dress of comparable property	Price	Date of sale
1	21 Australis CI, Langwarrin, Vic 3910, Australia	\$765,000	13/07/2020
2	6 Satinwood Ct LANGWARRIN 3910	\$770,000	09/06/2020
3	39 Tamara Cirt LANGWARRIN 3910	\$755,000	04/07/2020

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:

06/10/2020 13:53



4 Bottlebrush Court, Langwarrin Vic 3910



Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au



Property Type: House (Res) **Land Size:** 831 sqm approx Agent Comments Indicative Selling Price \$730,000 - \$779,000 Median House Price June quarter 2020: \$662,500

Comparable Properties

21 Australis CI, Langwarrin, Vic 3910, Australia (REI)



Price: \$765,000 Method: Date: 13/07/2020 Property Type: House Agent Comments



6 Satinwood Ct LANGWARRIN 3910 (REI/VG) Agent Comments

Price: \$770,000 Method: Private Sale Date: 09/06/2020 Rooms: 5 Property Type: House Land Size: 902 sqm approx



39 Tamara Cirt LANGWARRIN 3910 (REI)



Agent Comments

Price: \$755,000 Method: Private Sale Date: 04/07/2020 Property Type: House

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.