

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

55 Aqueduct Road, Langwarrin Vic 3910

Indicative selling price

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

Range between \$570,000

&

\$610,000

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	21 Breese Rd LANGWARRIN 3910	\$630,000	27/03/2021
2	155 Centre Rd LANGWARRIN 3910	\$595,000	28/05/2021
3	38 Monze Dr LANGWARRIN 3910	\$590,000	16/03/2021

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:

09/08/2021 09:32

55 Aqueduct Road, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$570,000 - \$610,000

Median House Price

June quarter 2021: \$821,250



Property Type:

Divorce/Estate/Family Transfers

Land Size: 1349 sqm approx

Agent Comments

Comparable Properties



21 Breese Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$630,000

Method: Auction Sale

Date: 27/03/2021

Property Type: House (Res)

Land Size: 583 sqm approx



155 Centre Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$595,000

Method: Private Sale

Date: 28/05/2021

Property Type: House

38 Monze Dr LANGWARRIN 3910 (VG)

Agent Comments



Price: \$590,000

Method: Sale

Date: 16/03/2021

Property Type: House (Res)

Land Size: 561 sqm approx



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



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