

# 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 Tranquil 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 \$780,000

&

\$850,000

### Median sale price

Median price \$863,000

Property Type House

Suburb Langwarrin

Period - From 01/07/2022

to 30/09/2022

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	59 Northgateway LANGWARRIN 3910	\$860,000	29/07/2022
2	61 John St LANGWARRIN 3910	\$830,000	23/06/2022
3	12 Landhill CI LANGWARRIN 3910	\$810,000	19/09/2022

**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:

10/11/2022 16:54

4 Tranquil Court, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

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**Indicative Selling Price**

\$780,000 - \$850,000

**Median House Price**

September quarter 2022: \$863,000



**Property Type:** Land

**Land Size:** 500 sqm approx

**Agent Comments**

## Comparable Properties

**59 Northgateway LANGWARRIN 3910 (REI/VG)** **Agent Comments**



**Price:** \$860,000

**Method:** Private Sale

**Date:** 29/07/2022

**Property Type:** House (Res)

**Land Size:** 760 sqm approx

**61 John St LANGWARRIN 3910 (VG)**

**Agent Comments**



**Price:** \$830,000

**Method:** Sale

**Date:** 23/06/2022

**Property Type:** House (Res)

**Land Size:** 661 sqm approx

**12 Landhill CI LANGWARRIN 3910 (REI)**

**Agent Comments**



**Price:** \$810,000

**Method:** Private Sale

**Date:** 19/09/2022

**Property Type:** House



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



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