

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

2 Ashwood Close, Langwarrin Vic 3910

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$662,500

Property Type House

Suburb Langwarrin

Period - From 01/04/2020

to 30/06/2020

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	12 Monze Dr LANGWARRIN 3910	\$598,888	27/05/2020
2	34 Monze Dr LANGWARRIN 3910	\$580,000	09/06/2020
3	1 Bolton Ct LANGWARRIN 3910	\$577,500	13/07/2020

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:

25/08/2020 10:21

2 Ashwood Close, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$550,000 - \$600,000

Median House Price

June quarter 2020: \$662,500



 3  1  1

Property Type: House (Res)

Land Size: 753 sqm approx

Agent Comments

Comparable Properties



12 Monze Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

 3  1  3

Price: \$598,888

Method: Private Sale

Date: 27/05/2020

Rooms: 4

Property Type: House

Land Size: 687 sqm approx



34 Monze Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

 3  1  4

Price: \$580,000

Method: Private Sale

Date: 09/06/2020

Property Type: House

Land Size: 647 sqm approx



1 Bolton Ct LANGWARRIN 3910 (REI)

Agent Comments

 3  1  2

Price: \$577,500

Method: Private Sale

Date: 13/07/2020

Property Type: House

Land Size: 676 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.