

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

2/2 Stockhaven Circuit, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$640,000

&

\$700,000

Median sale price

Median price

\$585,000

Property Type

Unit

Suburb

Langwarrin

Period - From

01/04/2022

to

31/03/2023

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	4/5 Serra CI LANGWARRIN 3910	\$700,000	05/04/2023
2	2/50 Edward St LANGWARRIN 3910	\$698,000	20/02/2023
3	6 Harlaw Ct LANGWARRIN 3910	\$660,000	22/05/2023

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:

10/06/2023 08:45



Property Type:

Agent Comments

Comparable Properties



4/5 Serra CI LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$700,000

Method: Private Sale

Date: 05/04/2023

Property Type: Unit



2/50 Edward St LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$698,000

Method: Private Sale

Date: 20/02/2023

Property Type: Unit

Land Size: 266 sqm approx



6 Harlaw Ct LANGWARRIN 3910 (REI)

Agent Comments



Price: \$660,000

Method: Private Sale

Date: 22/05/2023

Property Type: House

Land Size: 291 sqm approx