Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/2 Stockhaven Circuit, Langwarrin Vic 3910
Including suburb and	
postcode	

Indicative selling price

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

Range between \$640,000 & \$700,000	Range between	\$640,000	&	\$700,000
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Median sale price

Median price	\$585,000	Pro	perty Type	Jnit		Suburb	Langwarrin
Period - From	01/04/2022	to	31/03/2023	s	ource	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

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

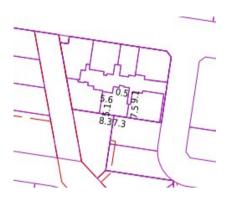


Date of sale



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

Indicative Selling Price \$640,000 - \$700,000 **Median Unit Price** Year ending March 2023: \$585,000





Comparable Properties



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

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Price: \$700,000 Method: Private Sale Date: 05/04/2023 Property Type: Unit

Agent Comments



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







Price: \$698,000 Method: Private Sale Date: 20/02/2023 Property Type: Unit

Land Size: 266 sqm approx

Agent Comments



6 Harlaw Ct LANGWARRIN 3910 (REI)



Price: \$660.000 Method: Private Sale Date: 22/05/2023 Property Type: House Land Size: 291 sqm approx Agent Comments

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



