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	8 Horne Court, Langwarrin Vic 3910
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$682,000	Pro	perty Type	House		Suburb	Langwarrin
Period - From	01/07/2019	to	30/09/2019		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

Add	dress of comparable property	Price	Date of sale
1	5 Fernleigh Ct LANGWARRIN 3910	\$675,000	23/10/2019
2	10 Cinerea Gla LANGWARRIN 3910	\$675,000	20/11/2019
3	28 Maxwell Ct LANGWARRIN 3910	\$650,000	14/11/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	07/01/2020 15:57





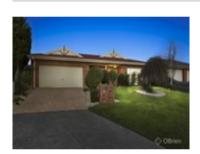
Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$625,000 - \$687,500 Median House Price September quarter 2019: \$682,000



Property Type: House (Res) Land Size: 916 sqm approx Agent Comments

Comparable Properties



5 Fernleigh Ct LANGWARRIN 3910 (REI/VG)

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Price: \$675,000 Method: Private Sale Date: 23/10/2019 Rooms: 6

Property Type: House Land Size: 672 sqm approx

10 Cinerea Gla LANGWARRIN 3910 (REI)

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Price: \$675,000
Method: Private Sale
Date: 20/11/2019
Property Type: House
Land Size: 657 sqm approx

Agent Comments

Agent Comments



28 Maxwell Ct LANGWARRIN 3910 (REI)

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63 2

Price: \$650,000 Method: Private Sale Date: 14/11/2019 Rooms: 5

Property Type: House Land Size: 823 sqm approx **Agent Comments**

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



