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 Hakea Court, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ו \$530,000		&		\$575,000					
Median sale price										
Median price	\$632,750	Pro	Property Type Ho		JSE		Suburb	Langwarrin		
Period - From	01/10/2019	to	31/12/2019		So	urce	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.

Ado	dress of comparable property	Price	Date of sale
1	6 Catherine Ct LANGWARRIN 3910	\$580,500	03/12/2019
2	53 Lexton Dr LANGWARRIN 3910	\$575,000	17/02/2020
3	2a Govan St LANGWARRIN 3910	\$550,000	17/01/2020

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:

16/03/2020 08:30









Property Type: House (Previously Occupied - Detached) Land Size: 688 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$530,000 - \$575,000 Median House Price December quarter 2019: \$632,750

Comparable Properties

6 Catherine Ct LANGWARRIN 3910 (REI/VG) 3 1 2 Price: \$580,500 Method: Private Sale Date: 03/12/2019 Rooms: 4 Property Type: House Land Size: 864 sqm approx	Agent Comments
53 Lexton Dr LANGWARRIN 3910 (REI) 3 2 2 2 Price: \$575,000 Method: Private Sale Date: 17/02/2020 Property Type: House Land Size: 577 sqm approx	Agent Comments
2a Govan St LANGWARRIN 3910 (REI/VG) 2 3 1 2 1 Price: \$550,000 Method: Private Sale Date: 17/01/2020 Rooms: 4 Property Type: House Land Size: 651 sqm approx	Agent Comments

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



propertydata

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.