

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

19 Raymond Avenue, Langwarrin Vic 3910

Indicative selling price

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

Range between \$675,000

&

\$699,950

Median sale price

Median price \$684,000

Property Type House

Suburb Langwarrin

Period - From 01/01/2020

to

31/03/2020

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	42 Turner Rd LANGWARRIN 3910	\$715,000	29/01/2020
2	20 Sycamore St LANGWARRIN 3910	\$705,000	23/06/2020
3	8 Horne Ct LANGWARRIN 3910	\$702,500	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:

23/06/2020 16:16

19 Raymond Avenue, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$675,000 - \$699,950

Median House Price

March quarter 2020: \$684,000



Property Type:

Agent Comments

Comparable Properties



42 Turner Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$715,000

Method: Private Sale

Date: 29/01/2020

Rooms: 7

Property Type: House

Land Size: 650 sqm approx



20 Sycamore St LANGWARRIN 3910 (REI)

Agent Comments



Price: \$705,000

Method: Private Sale

Date: 23/06/2020

Property Type: House

Land Size: 668 sqm approx



8 Horne Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$702,500

Method: Private Sale

Date: 17/01/2020

Property Type: House (Res)

Land Size: 927 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.