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

6/95 Warrandyte Road, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	consume	r.vic.gov	.au/underquo	ting		
Range betweer	n \$420,000		&		\$460,000		
Median sale p	rice						
Median price	\$525,000	Property	/ Type L	Jnit		Suburb	Langwarrin
Period - From	01/10/2020	to 31/1	2/2020	Sc	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.

Add	lress of comparable property	Price	Date of sale
1	3/1 Athol Ct LANGWARRIN 3910	\$446,500	23/01/2021
2	32/15 Peninsula Cr LANGWARRIN 3910	\$445,000	16/02/2021
3	3/10 Athol Ct LANGWARRIN 3910	\$440,000	24/11/2020

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:

15/03/2021 11:40



6/95 Warrandyte Road, Langwarrin Vic 3910







Property Type: Unit Agent Comments

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

Indicative Selling Price \$420,000 - \$460,000 **Median Unit Price** December quarter 2020: \$525,000

Comparable Properties



3/1 Athol Ct LANGWARRIN 3910 (REI)



Price: \$446,500 Method: Private Sale Date: 23/01/2021 Property Type: Unit Land Size: 210 sqm approx Agent Comments

Agent Comments



Price: \$445,000 Method: Private Sale Date: 16/02/2021 Property Type: Unit

2

3/10 Athol Ct LANGWARRIN 3910 (REI/VG)

32/15 Peninsula Cr LANGWARRIN 3910 (REI)

6 1



Agent Comments



Price: \$440.000 Method: Private Sale Date: 24/11/2020 Property Type: Unit

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.