## Statement of Information

# Single residential property located in the Melbourne metropolitan area

## Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
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Address Including suburb and postcode	

#### Indicative selling price

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

Range between	\$650,000	&	\$699,000
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### Median sale price

Median price	\$632,750	Pro	perty Type	House		Suburb	Langwarrin
Period - From	01/10/2019	to	31/12/2019		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

Address of comparable property		Price	Date of sale
1	5 Trameland Ct LANGWARRIN 3910	\$700,000	21/01/2020
2	8 Laurenten Ct LANGWARRIN 3910	\$675,250	17/10/2019
3	2 Clematis Ct LANGWARRIN 3910	\$650,000	06/12/2019

#### 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.

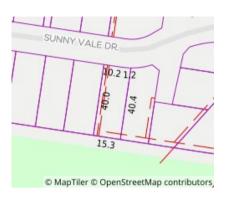
This Statement of Information was prepared on:	23/03/2020 16:01





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Indicative Selling Price \$650,000 - \$699,000 Median House Price December quarter 2019: \$632,750



# Property Type: House (Previously Occupied - Detached)

Land Size: 612 sqm approx Agent Comments

# Comparable Properties



5 Trameland Ct LANGWARRIN 3910 (REI/VG)

■ 3 **=** 2 **□** 2

Price: \$700,000 Method: Private Sale Date: 21/01/2020

**Property Type:** House (Res) **Land Size:** 650 sqm approx



8 Laurenten Ct LANGWARRIN 3910 (REI/VG)

3 📛 2 🛱

Price: \$675,250 Method: Private Sale Date: 17/10/2019 Rooms: 5

Property Type: House Land Size: 621 sqm approx

2 Clematis Ct LANGWARRIN 3910 (VG)

**└**■ 3 **-** - **△** 

Price: \$650,000 Method: Sale Date: 06/12/2019

**Property Type:** House (Res) **Land Size:** 682 sqm approx

Agent Comments

Agent Comments

**Agent Comments** 

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



