

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

50 Sunny Vale Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$650,000

&

\$699,000

Median sale price

Median price \$632,750

Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

23/03/2020 16:01

50 Sunny Vale Drive, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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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)

Agent Comments



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)

Agent Comments



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)

Agent Comments



Price: \$650,000

Method: Sale

Date: 06/12/2019

Property Type: House (Res)

Land Size: 682 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.