

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

41/15 Peninsula Crescent, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$460,000

&

\$500,000

Median sale price

Median price

\$525,000

Property Type

Unit

Suburb

Langwarrin

Period - From

01/10/2020

to

31/12/2020

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	7 Harlaw Ct LANGWARRIN 3910	\$501,500	06/12/2020
2	46/15 Peninsula Cr LANGWARRIN 3910	\$480,000	09/11/2020
3	38/15 Peninsula Cr LANGWARRIN 3910	\$480,000	06/12/2020

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:

15/02/2021 12:55

41/15 Peninsula Crescent, Langwarrin Vic 3910

**Stockdale
& Leggo**

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Indicative Selling Price

\$460,000 - \$500,000

Median Unit Price

December quarter 2020: \$525,000



Property Type: Unit

Agent Comments

Comparable Properties

7 Harlaw Ct LANGWARRIN 3910 (VG)

Agent Comments



Price: \$501,500

Method: Sale

Date: 06/12/2020

Property Type: Flat/Unit/Apartment (Res)



46/15 Peninsula Cr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$480,000

Method: Private Sale

Date: 09/11/2020

Property Type: Unit

Land Size: 315 sqm approx



38/15 Peninsula Cr LANGWARRIN 3910 (VG)

Agent Comments



Price: \$480,000

Method: Sale

Date: 06/12/2020

Property Type: Flat/Unit/Apartment (Res)

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