

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

2/52 Aqueduct Road, Langwarrin Vic 3910

Indicative selling price

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

Range between

\$610,000

&

\$669,000

Median sale price

Median price

\$597,500

Property Type

Unit

Suburb

Langwarrin

Period - From

01/01/2022

to

31/12/2022

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	3 Jane Ct LANGWARRIN 3910	\$660,000	05/10/2022
2	1/10 Athol Ct LANGWARRIN 3910	\$655,000	02/12/2022
3	2/162 Union Rd LANGWARRIN 3910	\$650,000	24/11/2022

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:

17/01/2023 10:08

2/52 Aqueduct Road, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

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Indicative Selling Price

\$610,000 - \$669,000

Median Unit Price

Year ending December 2022: \$597,500



3 2 2

Property Type: Unit

Agent Comments

Comparable Properties



3 Jane Ct LANGWARRIN 3910 (REI/VG)

Agent Comments

3 1 2

Price: \$660,000

Method: Private Sale

Date: 05/10/2022

Property Type: House

Land Size: 415 sqm approx



1/10 Athol Ct LANGWARRIN 3910 (REI)

Agent Comments

3 2 2

Price: \$655,000

Method: Private Sale

Date: 02/12/2022

Property Type: House

Land Size: 424 sqm approx



2/162 Union Rd LANGWARRIN 3910 (REI)

Agent Comments

3 2 2

Price: \$650,000

Method: Private Sale

Date: 24/11/2022

Property Type: Unit

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



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