

# 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

15 Tamara Circuit, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$720,000 & \$790,000

### Median sale price

Median price \$740,000 Property Type House Suburb Langwarrin

Period - From 01/01/2021 to 31/03/2021 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	15 Beacon Dr LANGWARRIN 3910	\$800,000	20/03/2021
2	18 Tamara Cirt LANGWARRIN 3910	\$740,000	02/02/2021
3	31 Monze Dr LANGWARRIN 3910	\$785,000	23/01/2021

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:

26/05/2021 09:25

15 Tamara Circuit, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

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**Indicative Selling Price**

\$720,000 - \$790,000

**Median House Price**

March quarter 2021: \$740,000



**Property Type:** House (Res)

**Land Size:** 547 sqm approx

Agent Comments

## Comparable Properties



**15 Beacon Dr LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$800,000

**Method:** Private Sale

**Date:** 20/03/2021

**Property Type:** House

**Land Size:** 652 sqm approx



**18 Tamara Cirt LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$740,000

**Method:** Private Sale

**Date:** 02/02/2021

**Property Type:** House

**Land Size:** 581 sqm approx



**31 Monze Dr LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$785,000

**Method:** Private Sale

**Date:** 23/01/2021

**Property Type:** House

**Land Size:** 583 sqm approx

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