



## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**16/8 Norwarran Way,  
LANGWARRIN 3910**

### Indicative selling price

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

**Range \$440,000 - \$460,000**

### Median sale price

Median **Unit** for **LANGWARRIN** for period **Jul 2019 - Sep 2019**

Sourced from **REIV**.

**\$510,000**

### Comparable property sales

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 the most comparable to the property for sale.

<b>16/145 Union Road,</b> Langwarrin 3910	<b>Price \$465,000</b> Sold 16 July 2019
<b>9/145 Union Road,</b> Langwarrin 3910	<b>Price \$462,500</b> Sold 13 September 2019
<b>2/38 Richard Drive,</b> Langwarrin 3910	<b>Price \$435,000</b> Sold 11 July 2019

This Statement of Information was prepared on 24th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV.

Unit  
3 beds 1 baths 2 parking

### Stockdale & Leggo Langwarrin

Shop 8, The Gateway 230  
Cranbourne Frankston Rd,  
Langwarrin VIC 3910

### Contact agents



**Darren Eichenberger**  
Stockdale & Leggo

0419 874 279

[darren1@stockdaleleggo.com.au](mailto:darren1@stockdaleleggo.com.au)



**Grace Stonard**  
Stockdale & Leggo

9 775 750 0

0455777485

[grace.stonard@stockdaleleggo.com.au](mailto:grace.stonard@stockdaleleggo.com.au)

**Stockdale  
& Leggo**