# 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

12/9 Warrenwood Place, Langwarrin Vic 3910

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$500,000		&		\$525,000			
Median sale pi	rice							
Median price	\$600,000	Pro	operty Type	Unit			Suburb	Langwarrin
Period - From	01/10/2021	to	30/09/2022		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	36/15 Peninsula Cr LANGWARRIN 3910	\$526,070	13/10/2022
2	8/15 Peninsula Cr LANGWARRIN 3910	\$525,000	12/09/2022
3	11/15 Peninsula Cr LANGWARRIN 3910	\$520,000	29/06/2022

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:

06/12/2022 12:04









Property Type: Unit Agent Comments 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$500,000 - \$525,000 Median Unit Price Year ending September 2022: \$600,000

# **Comparable Properties**



36/15 Peninsula Cr LANGWARRIN 3910 (REI) Agent Comments



Price: \$526,070 Method: Private Sale Date: 13/10/2022 Property Type: Unit Land Size: 261 sqm approx

8/15 Peninsula Cr LANGWARRIN 3910 (REI)

Agent Comments





Price: \$525,000 Method: Private Sale Date: 12/09/2022 Property Type: Unit Land Size: 440 sqm approx



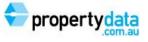
11/15 Peninsula Cr LANGWARRIN 3910 (REI/VG) Agent Comments



Price: \$520,000 Method: Private Sale Date: 29/06/2022 Property Type: Unit Land Size: 313 sqm approx

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





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