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

4 Valentine Road, Langwarrin Vic 3910

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting		
Range betweer	n \$780,000		&		\$858,000			
Median sale p	rice							
Median price	\$650,000	Pro	operty Type	Hou	ISE		Suburb	Langwarrin
Period - From	01/10/2019	to	30/09/2020)	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	9 Heatherwood Gr LANGWARRIN 3910	\$865,000	12/10/2020
2	39 Huntingtower Cr LANGWARRIN 3910	\$848,500	16/10/2020
3	7 Huntingtower Cr LANGWARRIN 3910	\$817,500	26/08/2020

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:

21/10/2020 09:23



4 Valentine Road, Langwarrin Vic 3910



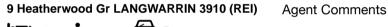
PEPPERBUSH CRES



Property Type: House (Previously Occupied - Detached) Land Size: 707 sqm approx Agent Comments 9775 7500 0419 874279 darren1@stockdaleleggo.com.au Indicative Selling Price

\$780,000 - \$858,000 **Median House Price** Year ending September 2020: \$650,000

Comparable Properties





Price: \$865,000 Method: Private Sale Date: 12/10/2020 Property Type: House Land Size: 999 sqm approx



39 Huntingtower Cr LANGWARRIN 3910 (REI) Agent Comments



Price: \$848,500 Method: Private Sale Date: 16/10/2020 Property Type: House Land Size: 952 sqm approx



7 Huntingtower Cr LANGWARRIN 3910 (REI) Agent Comments



Price: \$817,500 Method: Private Sale Date: 26/08/2020 Rooms: 6 Property Type: House Land Size: 719 sqm approx

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



propertydata

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.