

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 consumer.vic.gov.au/underquoting

Range between

\$780,000

&

\$858,000

Median sale price

Median price

\$650,000

Property Type

House

Suburb

Langwarrin

Period - From

01/10/2019

to

30/09/2020

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	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

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

darren1@stockdaleleggo.com.au

Indicative Selling Price

\$780,000 - \$858,000

Median House Price

Year ending September 2020: \$650,000



Property Type: House (Previously Occupied - Detached)

Land Size: 707 sqm approx

Agent Comments

Comparable Properties

9 Heatherwood Gr LANGWARRIN 3910 (REI)

Agent Comments



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



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.