Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	4 Avon Court, Langwarrin Vic 3910
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Median sale price

Median price	\$865,000	Pro	perty Type	House		Suburb	Langwarrin
Period - From	01/07/2021	to	30/09/2021		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

Au	areas or comparable property	1 1100	Date of Sale
1	16 Roberna Ct LANGWARRIN 3910	\$900,000	28/09/2021
2	17 Claremont Ct LANGWARRIN 3910	\$853,000	04/11/2021
3	25 Trinity Dr LANGWARRIN 3910	\$820,000	16/08/2021

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:	29/11/2021 09:53



Date of sale



Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$790,000 - \$865,000 **Median House Price** September quarter 2021: \$865,000

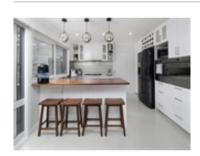


Rooms: 7

Property Type: House Land Size: 697 sqm approx

Agent Comments

Comparable Properties



16 Roberna Ct LANGWARRIN 3910 (REI/VG)



Price: \$900,000 Method: Private Sale Date: 28/09/2021 Property Type: House Land Size: 769 sqm approx

Agent Comments

Agent Comments

Agent Comments



17 Claremont Ct LANGWARRIN 3910 (REI)







Price: \$853,000 Method: Private Sale Date: 04/11/2021 Property Type: House Land Size: 717 sqm approx

25 Trinity Dr LANGWARRIN 3910 (REI/VG)







Price: \$820.000 Property Type: House Land Size: 683 sqm approx

Method: Private Sale Date: 16/08/2021

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



