

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

54/15 Peninsula Crescent, Langwarrin Vic 3910

Indicative selling price

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

Range between \$445,000 & \$485,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Langwarrin

Period - From 01/01/2021 to 31/03/2021 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 | Price | Date of sale |
|---|------------------------------------|-----------|--------------|
| 1 | 20/15 Peninsula Cr LANGWARRIN 3910 | \$500,000 | 12/04/2021 |
| 2 | 46/15 Peninsula Cr LANGWARRIN 3910 | \$480,000 | 09/11/2020 |
| 3 | 38/15 Peninsula Cr LANGWARRIN 3910 | \$480,000 | 06/12/2020 |

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:

17/04/2021 13:30

54/15 Peninsula Crescent, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$445,000 - \$485,000

Median Unit Price

March quarter 2021: \$520,000



 2  1  1

Rooms: 4

Property Type: Unit

Agent Comments

Comparable Properties



20/15 Peninsula Cr LANGWARRIN 3910 (REI)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 12/04/2021

Property Type: House



46/15 Peninsula Cr LANGWARRIN 3910 (REI/VG)

Agent Comments

 2  1  1

Price: \$480,000

Method: Private Sale

Date: 09/11/2020

Property Type: Unit

Land Size: 315 sqm approx



38/15 Peninsula Cr LANGWARRIN 3910 (VG)

Agent Comments

 2  -  -

Price: \$480,000

Method: Sale

Date: 06/12/2020

Property Type: Flat/Unit/Apartment (Res)

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