

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

63 Pindara Boulevard, Langwarrin Vic 3910

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$885,450

Property Type House

Suburb Langwarrin

Period - From 01/01/2022

to

31/03/2022

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	61 Apple Berry Av LANGWARRIN 3910	\$1,140,000	01/07/2022
2	13 Cotoneaster Way LANGWARRIN 3910	\$1,135,000	02/04/2022
3	2 Valentine Rd LANGWARRIN 3910	\$1,050,000	26/02/2022

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:

15/07/2022 13:42

63 Pindara Boulevard, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

darren1@stockdaleleggo.com.au

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

March quarter 2022: \$885,450



3 2 2

Rooms: 4

Property Type: House (Res)

Land Size: 930 sqm approx

Agent Comments

Comparable Properties



61 Apple Berry Av LANGWARRIN 3910 (REI)

Agent Comments

4 2 5

Price: \$1,140,000

Method: Private Sale

Date: 01/07/2022

Property Type: House

Land Size: 936 sqm approx



13 Cotoneaster Way LANGWARRIN 3910 (VG)

Agent Comments

3 - -

Price: \$1,135,000

Method: Sale

Date: 02/04/2022

Property Type: House (Res)

Land Size: 679 sqm approx



2 Valentine Rd LANGWARRIN 3910 (REI/VG)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Private Sale

Date: 26/02/2022

Property Type: House

Land Size: 703 sqm approx

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



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

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.