## Statement of Information

# Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

<b>Property</b>	offered	for sale
-----------------	---------	----------

Address Including suburb and postcode	

#### Indicative selling price

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

Range between \$690,000	&	\$750,000
-------------------------	---	-----------

#### Median sale price

Median price \$740,000	Pro	operty Type Ho	use	Suburb	Langwarrin
Period - From 01/01/202	21 to	31/03/2021	Sou	rce 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

Address of comparable property		Price	Date of sale
1	5 Colin Ct LANGWARRIN 3910	\$780,000	23/04/2021
2	3 Helens Way LANGWARRIN 3910	\$700,000	30/03/2021
3	25 Kerry St LANGWARRIN 3910	\$760,000	19/03/2021

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	12/06/2021 15:07





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

> **Indicative Selling Price** \$690,000 - \$750,000 **Median House Price** March quarter 2021: \$740,000

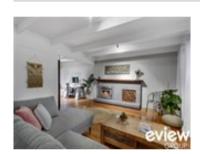


Property Type: Development Site

Land Size: 4238 sqm approx

Agent Comments

## Comparable Properties



5 Colin Ct LANGWARRIN 3910 (REI)

Price: \$780,000 Method: Private Sale Date: 23/04/2021 Property Type: House Land Size: 673 sqm approx **Agent Comments** 



3 Helens Way LANGWARRIN 3910 (REI/VG)

Price: \$700,000 Method: Private Sale Date: 30/03/2021 Property Type: House Land Size: 616 sqm approx Agent Comments



25 Kerry St LANGWARRIN 3910 (REI/VG)

Price: \$760.000

Date: 19/03/2021 Property Type: House Land Size: 693 sqm approx

Method: Private Sale

Agent Comments

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



