

# 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

50 Aqueduct Road, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

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

### Median sale price

Median price

\$740,000

Property Type

House

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	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 comparable properties 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

50 Aqueduct Road, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

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**Indicative Selling Price**

\$690,000 - \$750,000

**Median House Price**

March quarter 2021: \$740,000



**Property Type:** Development Site  
(Res)

**Land Size:** 4238 sqm approx

Agent Comments

Stockdale & Leggo®

## Comparable Properties



**5 Colin Ct LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$780,000

**Method:** Private Sale

**Date:** 23/04/2021

**Property Type:** House

**Land Size:** 673 sqm approx



**3 Helens Way LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$700,000

**Method:** Private Sale

**Date:** 30/03/2021

**Property Type:** House

**Land Size:** 616 sqm approx



**25 Kerry St LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$760,000

**Method:** Private Sale

**Date:** 19/03/2021

**Property Type:** House

**Land Size:** 693 sqm approx

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