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

7 Guava Court, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,160,000		&		\$1,275,000			
Median sale price								
Median price	\$740,000	Pro	Property Type Hou		se		Suburb	Langwarrin
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	92 Pindara Blvd, Langwarrin, Vic 3910, Australia	\$1,250,000	10/05/2021
2	75 Union Rd LANGWARRIN 3910	\$1,200,000	29/03/2021
3	3 Guava Ct LANGWARRIN 3910	\$1,200,000	14/01/2021

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.

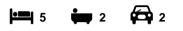
This Statement of Information was prepared on:

12/05/2021 14:01



7 Guava Court, Langwarrin Vic 3910





Rooms: 7 Property Type: House Land Size: 1054 sqm approx Agent Comments 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

> Indicative Selling Price \$1,160,000 - \$1,275,000 Median House Price March quarter 2021: \$740,000

Comparable Properties

	92 Pindara Blvd, Langwarrin, Vic 3910, Australia (REI) 3 2 2 2 Price: \$1,250,000 Method: Date: 10/05/2021	Agent Comments
	75 Union Rd LANGWARRIN 3910 (REI) 4 2 3 3 3 Price: \$1,200,000 Method: Private Sale	Agent Comments
Осни	Date: 29/03/2021 Property Type: House Land Size: 1524 sqm approx 3 Guava Ct LANGWARRIN 3910 (REI/VG) 5 2	Agent Comments
Picture Real Catero	Price: \$1,200,000 Method: Private Sale Date: 14/01/2021 Property Type: House Land Size: 1067 sqm approx	

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





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.