

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

3 Porosa Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$830,000 & \$899,000

Median sale price

Median price \$860,000 Property Type House Suburb Langwarrin

Period - From 01/01/2022 to 31/12/2022 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	3 Morecroft Way LANGWARRIN 3910	\$900,000	16/02/2023
2	2 Huntingtower Cr LANGWARRIN 3910	\$900,000	11/01/2023
3	10 Trameland Ct LANGWARRIN 3910	\$865,000	17/02/2023

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:

23/02/2023 15:16

3 Porosa Court, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$830,000 - \$899,000

Median House Price

Year ending December 2022: \$860,000



Property Type: House (Previously Occupied - Detached)

Land Size: 919 sqm approx

Agent Comments

Comparable Properties



3 Morecroft Way LANGWARRIN 3910 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 16/02/2023

Property Type: House

Land Size: 850 sqm approx



2 Huntingtower Cr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$900,000

Method: Private Sale

Date: 11/01/2023

Property Type: House

Land Size: 736 sqm approx



10 Trameland Ct LANGWARRIN 3910 (REI)

Agent Comments



Price: \$865,000

Method: Private Sale

Date: 17/02/2023

Property Type: House

Land Size: 654 sqm approx

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



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