

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

38 Monze Drive, Langwarrin Vic 3910

Indicative selling price

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

Range between \$549,000 & \$599,000

Median sale price

Median price \$695,500 Property Type House Suburb Langwarrin

Period - From 01/10/2020 to 31/12/2020 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	165 Centre Rd LANGWARRIN 3910	\$600,000	20/12/2020
2	59 Jarman Dr LANGWARRIN 3910	\$575,000	27/11/2020
3	164 Cranbourne Frankston Rd LANGWARRIN 3910	\$571,500	17/02/2021

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:

05/03/2021 10:19

38 Monze Drive, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$549,000 - \$599,000

Median House Price

December quarter 2020: \$695,500



Property Type: House (Previously Occupied - Detached)

Land Size: 561 sqm approx

Agent Comments

Comparable Properties



165 Centre Rd LANGWARRIN 3910 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 20/12/2020

Property Type: House (Res)

Land Size: 650 sqm approx



59 Jarman Dr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 27/11/2020

Property Type: House

Land Size: 605 sqm approx



164 Cranbourne Frankston Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$571,500

Method: Private Sale

Date: 17/02/2021

Property Type: House

Land Size: 651 sqm approx

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