

# 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

2 Monze Drive, 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 \$660,000

&

\$725,000

### 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	13 Elsan Lea Ct LANGWARRIN 3910	\$692,000	04/06/2021
2	3 Helens Way LANGWARRIN 3910	\$700,000	30/03/2021
3	21 Olearia Cr LANGWARRIN 3910	\$720,000	12/03/2021

**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 12:08



2 Monze Drive, Langwarrin Vic 3910

**Stockdale  
& Leggo**

Darren Eichenberger

9775 7500

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**Indicative Selling Price**

\$660,000 - \$725,000

**Median House Price**

March quarter 2021: \$740,000



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 618 sqm approx

Agent Comments

## Comparable Properties



**13 Elsan Lea Ct LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$692,000

**Method:** Private Sale

**Date:** 04/06/2021

**Property Type:** House

**Land Size:** 653 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



**21 Olearia Cr LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$720,000

**Method:** Private Sale

**Date:** 12/03/2021

**Property Type:** House

**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.