



## Statement of Information

Section 47AF of the Estate Agents Act 1980

# Property offered for sale 22 Red Wattlebird Crescent, LANGWARRIN 3910

House



4 beds



2 baths



2 parking

### Indicative selling price

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

**Range \$820,000 - \$880,000**

### Median sale price

Median **House** for **LANGWARRIN** for period **Sep 2018 - Oct 2019**

Sourced from REIV..

**\$622,000**

### Comparable property sales

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 the most comparable to the property for sale.

**14 Fernwood Drive,**  
Langwarrin 3910

Price **\$858,000** Sold 04  
September 2019

**8 Spring Hill Road,**  
Langwarrin 3910

Price **\$834,500** Sold 16 July  
2019

**74 Pindara Boulevard,**  
Langwarrin 3910

Price **\$858,000** Sold 22 May  
2019

This Statement of Information was prepared on 10th Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from REIV..

### Stockdale & Leggo Langwarrin

Shop 8, The Gateway 230  
Cranbourne Franksston Rd,  
Langwarrin VIC 3910

### Contact agents



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**Stockdale  
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