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	8 MONIQUE DRIVE LANGWARRIN VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$845,000	Property type	House	Suburb	Langwarrin
Period-from	01 Jun 2022	to	31 May 2023	Source	Corelogic

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 6 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 SALIGNA COURT LANGWARRIN VIC 3910	$750,000	03-Feb-23
17 GRANITE DRIVE LANGWARRIN VIC 3910	$715,000	07-Apr-23
29 BURGESS DRIVE LANGWARRIN VIC 3910	$736,000	23-May-23

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 6 months.~~

This Statement of Information was prepared on: 13 June 2023

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1 SALIGNA COURT LANGWARRIN VIC 3910

3 2 2

Sold Price **$750,000** Sold Date **03-Feb-23**

Distance **0.93km**



17 GRANITE DRIVE LANGWARRIN VIC 3910

3 2 2

Sold Price RS **$715,000** Sold Date **07-Apr-23**

Distance **1.88km**



29 BURGESS DRIVE LANGWARRIN VIC 3910

3 2 2

Sold Price RS **$736,000** Sold Date **23-May-23**

Distance **1.15km**

RS = Recent sale **UN** = Undisclosed Sale

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