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	7 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	$740,000	&	$780,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$830,000	Property type	House	Suburb	Langwarrin
Period-from	01 Aug 2022	to	31 Jul 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
8 MONIQUE DRIVE LANGWARRIN VIC 3910	$780,000	22-Jun-23
45 MONIQUE DRIVE LANGWARRIN VIC 3910	$750,000	13-Jun-23
65 NORTHGATEWAY LANGWARRIN VIC 3910	$780,000	04-Jul-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: 09 August 2023

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8 MONIQUE DRIVE LANGWARRIN VIC 3910

3 2 2

Sold Price RS $780,000 Sold Date 22-Jun-23

Distance 0.05km



45 MONIQUE DRIVE LANGWARRIN VIC 3910

3 2 2

Sold Price RS $750,000 Sold Date 13-Jun-23

Distance 0.45km



65 NORTHGATEWAY LANGWARRIN VIC 3910

3 2 2

Sold Price $780,000 Sold Date 04-Jul-23

Distance 1.07km

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

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