

## 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

88 NORTHGATEWAY LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$570,000

&

\$620,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

Other

Suburb

Langwarrin

Period-from

01 Nov 2023

to

31 Oct 2024

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

3 LEONARD DRIVE LANGWARRIN VIC 3910	\$590,000	06-Nov-24
81 GRANITE DRIVE LANGWARRIN VIC 3910	\$625,000	28-Oct-24

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: 19 November 2024

**3 LEONARD DRIVE LANGWARRIN  
VIC 3910**

Sold Price

<sup>RS</sup> **\$590,000** Sold Date **06-Nov-24** 3  1  1Distance **0.54km****81 GRANITE DRIVE LANGWARRIN  
VIC 3910**

Sold Price

<sup>RS</sup> **\$625,000** <sup>UN</sup> Sold Date **28-Oct-24** 3  2  3Distance **0.81km****RS** = Recent sale      **UN** = Undisclosed Sale

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