

## 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

6 SAGE COURT 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

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$842,500

Property type

House

Suburb

Langwarrin

Period-from

01 Jul 2023

to

30 Jun 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

5 GUM NUT DRIVE LANGWARRIN VIC 3910	\$867,500	04-Jun-24
17 GREVILLEA ROAD LANGWARRIN VIC 3910	\$830,000	02-Apr-24
20 GREVILLEA ROAD LANGWARRIN VIC 3910	\$888,000	13-Feb-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: 29 July 2024



**5 GUM NUT DRIVE LANGWARRIN  
VIC 3910**

 4  2  -

Sold Price

<sup>RS</sup>

**\$867,500**

Sold Date

**04-Jun-24**

Distance

**0.47km**



**17 GREVILLEA ROAD  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price

**\$830,000**

Sold Date

**02-Apr-24**

Distance

**0.3km**



**20 GREVILLEA ROAD  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price

**\$888,000**

Sold Date

**13-Feb-24**

Distance

**0.36km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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