

## 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 HEATH MEWS 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

\$650,000

&

\$710,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2022

to

28 Feb 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

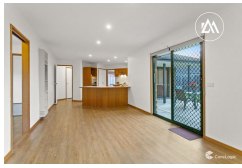
3 GLEESON COURT LANGWARRIN VIC 3910	\$705,000	18-Oct-22
40 GRANITE DRIVE LANGWARRIN VIC 3910	\$709,950	10-Oct-22
68 QUARRY ROAD LANGWARRIN VIC 3910	\$715,680	06-Oct-22

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: 16 March 2023

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**3 GLEESON COURT LANGWARRIN  
VIC 3910**

Sold Price

**\$705,000**

Sold Date

**18-Oct-22**

3 2 -

Distance

**0.89km**



**40 GRANITE DRIVE LANGWARRIN  
VIC 3910**

Sold Price

**\$709,950**

Sold Date

**10-Oct-22**

3 2 2

Distance

**0.47km**



**68 QUARRY ROAD LANGWARRIN  
VIC 3910**

Sold Price

**\$715,680**

Sold Date

**06-Oct-22**

3 2 2

Distance

**0.75km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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