

## 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

1/52 AQUEDUCT ROAD 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

&

\$715,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$829,087

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2023

to

31 Dec 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

160 UNION ROAD LANGWARRIN VIC 3910	\$717,000	04-Sep-23
5/5 SERRA CLOSE LANGWARRIN VIC 3910	\$725,000	03-Oct-23
8/8 NORWARRAN WAY LANGWARRIN VIC 3910	\$650,500	25-Oct-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 January 2024



**160 UNION ROAD LANGWARRIN  
VIC 3910**

 3  2  1

Sold Price

**\$717,000**

Sold Date **04-Sep-23**

Distance **0.89km**



**5/5 SERRA CLOSE LANGWARRIN  
VIC 3910**

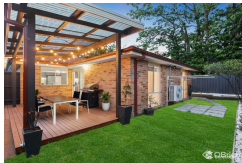
 4  2  2

Sold Price

**\$725,000**

Sold Date **03-Oct-23**

Distance **0.91km**



**8/8 NORWARRAN WAY  
LANGWARRIN VIC 3910**

 3  2  2

Sold Price

<sup>RS</sup> **\$650,500**

Sold Date **25-Oct-23**

Distance **1.59km**



**1/7 NORTHGATEWAY  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price

**\$765,000**

Sold Date **17-Aug-23**

Distance **1.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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