

## 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

75 GRANITE DRIVE 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

\$520,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jun 2022

to

31 May 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

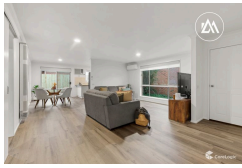
Date of sale

11/25 POTTS ROAD LANGWARRIN VIC 3910	\$567,000	20-Jun-23
61 GREVILLEA ROAD LANGWARRIN VIC 3910	\$580,000	03-Apr-23
1/11 CHANDOS PLACE LANGWARRIN VIC 3910	\$545,000	29-Mar-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: 26 June 2023


**11/25 POTTS ROAD LANGWARRIN  
VIC 3910**

Sold Price

RS

**\$567,000**

Sold Date

**20-Jun-23**


Distance

**0.15km**

**61 GREVILLEA ROAD  
LANGWARRIN VIC 3910**

Sold Price

**\$580,000**

Sold Date

**03-Apr-23**


Distance

**0.08km**

**1/11 CHANDOS PLACE  
LANGWARRIN VIC 3910**

Sold Price

**\$545,000**

Sold Date

**29-Mar-23**


Distance

**1.47km**

RS = Recent sale

UN = Undisclosed Sale

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