

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

8 MILLICENT ROAD LANGWARRIN VIC 3910

Indicative selling price

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

Single Price

or range
between

\$775,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2022

to

31 Dec 2022

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

4 RANEEN DRIVE LANGWARRIN VIC 3910	\$828,175	13-Dec-22
4 MONZE DRIVE LANGWARRIN VIC 3910	\$850,000	13-Dec-22
4 KIALLA PLACE LANGWARRIN VIC 3910	\$810,000	27-Jan-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: 28 January 2023


**4 RANEEN DRIVE LANGWARRIN
VIC 3910**

5 2 2

 Sold Price **\$828,175** Sold Date **13-Dec-22**

 Distance **0.15km**

**4 MONZE DRIVE LANGWARRIN
VIC 3910**

4 2 2

 Sold Price ^{RS} **\$850,000** Sold Date **13-Dec-22**

 Distance **1.65km**

**4 KIALLA PLACE LANGWARRIN
VIC 3910**

4 2 2

 Sold Price ^{RS} **\$810,000** Sold Date **27-Jan-23**

 Distance **4.18km**
RS = Recent sale

UN = Undisclosed Sale

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