

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

34 Southampton Drive, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$567,000 Property Type Unit Suburb Langwarrin

Period - From 01/04/2023 to 30/06/2023 Source REIV

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 six 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
1	4/28 Potts Rd LANGWARRIN 3910	\$550,000	19/07/2023
2	6 Newcastle Way LANGWARRIN 3910	\$530,000	22/05/2023
3	18 Newcastle Way LANGWARRIN 3910	\$520,000	13/06/2023

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 six months.~~

This Statement of Information was prepared on:

05/08/2023 14:16


Property Type:

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

June quarter 2023: \$567,000

Comparable Properties


4/28 Potts Rd LANGWARRIN 3910 (REI)

Agent Comments


Price: \$550,000

Method: Private Sale

Date: 19/07/2023

Property Type: Townhouse (Single)

6 Newcastle Way LANGWARRIN 3910 (VG)

Agent Comments


Price: \$530,000

Method: Sale

Date: 22/05/2023

Property Type: Flat/Unit/Apartment (Res)

18 Newcastle Way LANGWARRIN 3910 (REI/VG)

Agent Comments


Price: \$520,000

Method: Private Sale

Date: 13/06/2023

Property Type: Unit