

## 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

3 Northgateway Langwarrin VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$575,000

&

\$615,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Sep 2018

to

31 Aug 2019

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 Ashwood Close Langwarrin VIC 3910	\$610,000	01-Mar-19
59 Burgess Drive Langwarrin VIC 3910	\$620,000	30-Mar-19
54 Northgateway Langwarrin VIC 3910	\$610,000	17-Jan-19

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 September 2019

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**3 Ashwood Close Langwarrin VIC 3910**
 4  2  2

Sold Price

**\$610,000**

Sold Date

**01-Mar-19**

Distance

**0.34km**

**59 Burgess Drive Langwarrin VIC 3910**
 4  2  1

Sold Price

**\$620,000**

Sold Date

**30-Mar-19**

Distance

**0.64km**

**54 Northgateway Langwarrin VIC 3910**
 4  2  2

Sold Price

**\$610,000**

Sold Date

**17-Jan-19**

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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