

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

66 NORTHGATEWAY 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

\$630,000

&

\$670,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,000

Property type

Houses

Suburb

Langwarrin

Period-from

01 May 2022

to

30 Apr 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

3 COLWYN CLOSE LANGWARRIN VIC 3910	669750	10-Nov-22
5 DUNRAVEN COURT LANGWARRIN VIC 3910	625000	20-Mar-23
6 HEATH MEWS LANGWARRIN VIC 3910	664000	05-Apr-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: 04 May 2023



3 COLWYN CLOSE LANGWARRIN VIC 3910

 3  2  2

Sold Price

669750

Sold Date **10-Nov-22**

Distance **1.02km**



5 DUNRAVEN COURT LANGWARRIN VIC 3910

 3  2  2

Sold Price

^{RS} **625000** ^{UN}

Sold Date **20-Mar-23**

Distance **1.97km**



6 HEATH MEWS LANGWARRIN VIC 3910

 3  2  2

Sold Price

^{RS} **664000**

Sold Date **05-Apr-23**

Distance **1.24km**



 3  2  2

Sold Price

Sold Date **05-Apr-23**

Distance **1.24km**



 3  2  2

Sold Price

Sold Date **05-Apr-23**

Distance **1.24km**

RS = Recent sale

UN = Undisclosed Sale

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