

## 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

23 Monze Drive 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$678,500

Property type

House

Suburb

Langwarrin

Period-from

01 May 2020

to

30 Apr 2021

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

41/15 Peninsula Crescent Langwarrin VIC 3910	\$490,000	01-Mar-21
8/16 Daniel Drive Langwarrin VIC 3910	\$480,000	28-Jan-21
7 Harlaw Court Langwarrin VIC 3910	\$501,500	06-Dec-20

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: 27 May 2021

**41/15 Peninsula Crescent  
Langwarrin VIC 3910**

2 1 2

Sold Price **\$490,000** Sold Date **01-Mar-21**Distance **0.87km****8/16 Daniel Drive Langwarrin VIC  
3910**

2 1 1

Sold Price **\$480,000** Sold Date **28-Jan-21**Distance **0.91km****7 Harlaw Court Langwarrin VIC  
3910**

2 2 1

Sold Price **\$501,500** Sold Date **06-Dec-20**Distance **1.74km**

RS = Recent sale

UN = Undisclosed Sale

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