

## 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

4 MANUKA MEWS LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$990,000

&

\$1,080,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2021

to

31 Oct 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

1 REYNARD COURT LANGWARRIN VIC 3910	\$1,010,000	18-Sep-22
20 PANORAMIC DRIVE LANGWARRIN VIC 3910	\$1,030,000	12-Sep-22
11 CARISBROOK COURT LANGWARRIN VIC 3910	\$1,065,000	26-Jul-22

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: 12 November 2022



**1 REYNARD COURT LANGWARRIN  
VIC 3910**

 4  2  3

Sold Price

**\$1,010,000**

Sold Date

**18-Sep-22**

Distance

**0.37km**



**20 PANORAMIC DRIVE  
LANGWARRIN VIC 3910**

 5  3  2

Sold Price

**\$1,030,000**

Sold Date

**12-Sep-22**

Distance

**1.12km**



**11 CARISBROOK COURT  
LANGWARRIN VIC 3910**

 5  2  1

Sold Price

**\$1,065,000**

Sold Date

**26-Jul-22**

Distance

**1.56km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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