

## 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

19 AUSTRALIS CLOSE 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

\$930,000

&

\$990,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$855,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2024

to

31 Jan 2025

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 ANTHONY STREET LANGWARRIN VIC 3910	\$970,000	04-Dec-24
10 GOVAN STREET LANGWARRIN VIC 3910	\$920,000	20-Dec-24

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 February 2025

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**1 ANTHONY STREET LANGWARRIN VIC 3910** Sold Price**\$970,000** Sold Date **04-Dec-24**

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Distance **1.49km****10 GOVAN STREET LANGWARRIN VIC 3910** Sold Price**<sup>RS</sup>\$920,000** Sold Date **20-Dec-24**

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Distance **1.67km****RS** = Recent sale**UN** = Undisclosed Sale

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