

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

11 South Gateway, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$730,000

&

\$780,000

Median sale price

Median price \$820,000

Property Type House

Suburb Langwarrin

Period - From 04/02/2021

to

03/02/2022

Source REIV

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 six 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	22 Kuranda St, Langwarrin, Vic 3910, Australia	\$730,000	15/12/2021
2	13 Grevillea Rd LANGWARRIN 3910	\$791,000	30/11/2021
3	6a Athol Ct LANGWARRIN 3910	\$755,000	08/12/2021

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 six months.~~

This Statement of Information was prepared on:

04/02/2022 12:25



Property Type: House (Previously Occupied - Detached)
Land Size: 656 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$730,000 - \$780,000
Median House Price
04/02/2021 - 03/02/2022: \$820,000

Comparable Properties

22 Kuranda St, Langwarrin, Vic 3910, Australia (REI) [Agent Comments](#)



Price: \$730,000
Method:
Date: 15/12/2021
Property Type: House



13 Grevillea Rd LANGWARRIN 3910 (REI/VG) [Agent Comments](#)



Price: \$791,000
Method: Private Sale
Date: 30/11/2021
Property Type: House
Land Size: 611 sqm approx



6a Athol Ct LANGWARRIN 3910 (REI)

[Agent Comments](#)



Price: \$755,000
Method: Private Sale
Date: 08/12/2021
Property Type: House