

## 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

6 GRANITE DRIVE 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

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$842,500

Property type

House

Suburb

Langwarrin

Period-from

01 Aug 2023

to

31 Jul 2024

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

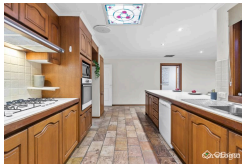
Date of sale

3 EILEEN COURT LANGWARRIN VIC 3910	\$752,500	31-Jul-23
31 STEVENS ROAD LANGWARRIN VIC 3910	\$740,000	26-Apr-23
3 QUARRY ROAD LANGWARRIN VIC 3910	\$775,000	24-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: 06 August 2024



## 3 EILEEN COURT LANGWARRIN VIC 3910

3 2 2

Sold Price **\$752,500** Sold Date **31-Jul-23**

Distance **0.02km**



## 31 STEVENS ROAD LANGWARRIN VIC 3910

3 2 2

Sold Price **\$740,000** Sold Date **26-Apr-23**

Distance **0.17km**



## 3 QUARRY ROAD LANGWARRIN VIC 3910

4 2 1

Sold Price **\$775,000** Sold Date **24-Apr-23**

Distance **0.22km**

RS = Recent sale UN = Undisclosed Sale

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