

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

18 BEACON DRIVE LANGWARRIN VIC 3910

Indicative selling price

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

Single Price

or range
between

\$699,000

&

\$765,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Dec 2021

to

30 Nov 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

40 GRANITE DRIVE LANGWARRIN VIC 3910	\$709,950	10-Oct-22
19 BEACON DRIVE LANGWARRIN VIC 3910	\$781,350	11-Jul-22
2 GRANITE DRIVE LANGWARRIN VIC 3910	\$751,250	04-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: 13 December 2022



**40 GRANITE DRIVE LANGWARRIN
VIC 3910**

Sold Price

^{RS}

\$709,950

Sold Date

10-Oct-22

 3  2  1

Distance

0.17km



**19 BEACON DRIVE LANGWARRIN
VIC 3910**

Sold Price

\$781,350

Sold Date

11-Jul-22

 3  2  3

Distance

0.08km



**2 GRANITE DRIVE LANGWARRIN
VIC 3910**

Sold Price

\$751,250

Sold Date

04-Jul-22

 3  2  2

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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