

## 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

23 GUM NUT DRIVE 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

\$790,000

&

\$850,000

### 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

2 JARMAN DRIVE LANGWARRIN VIC 3910	\$790,000	23-Oct-24
29 PANORAMIC DRIVE LANGWARRIN VIC 3910	\$800,000	21-Sep-24
41 BURGESS DRIVE LANGWARRIN VIC 3910	\$847,000	10-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: 17 February 2025



**2 JARMAN DRIVE LANGWARRIN VIC 3910**

 4  2  2

Sold Price

**\$790,000**

Sold Date

**23-Oct-24**

Distance

**0.92km**



**29 PANORAMIC DRIVE LANGWARRIN VIC 3910**

 4  2  2

Sold Price

**\$800,000**

Sold Date

**21-Sep-24**

Distance

**1.21km**



**41 BURGESS DRIVE LANGWARRIN VIC 3910**

 4  2  2

Sold Price

<sup>RS</sup> **\$847,000**

Sold Date

**10-Dec-24**

Distance

**1.43km**

RS = Recent sale

UN = Undisclosed Sale

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