

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

4/18 Monze 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

\$520,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2021

to

31 Dec 2021

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

4/91 Southgateway Langwarrin VIC 3910	\$525,000	29-Nov-21
4/5 Warrenwood Place Langwarrin VIC 3910	\$530,000	11-Nov-21
6/30 Warrenwood Place Langwarrin VIC 3910	\$572,000	09-Dec-21

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: 31 January 2022



4/91 Southgateway Langwarrin VIC 3910 Sold Price **\$525,000** Sold Date **29-Nov-21**
Distance **0.25km**

 2  1  1



4/5 Warrenwood Place Langwarrin VIC 3910 Sold Price **\$530,000** Sold Date **11-Nov-21**
Distance **1.63km**

 2  1  1



6/30 Warrenwood Place Langwarrin VIC 3910 Sold Price ^{RS} **\$572,000** Sold Date **09-Dec-21**
Distance **1.58km**

 2  1  1

RS = Recent sale **UN** = Undisclosed Sale

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