Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act*

Instructions: The instructions in this box do not form part of this Statement of Information and are not required to be included in the completed Statement of Information for the property being offered for sale.
The Director of Consumer Affairs Victoria has approved this form of the Statement of Information for section 47AF of

Property offered for sale

Address Including suburb and postcode	41 SOUTHGATEWAY, LANGWARRIN, VIC 3910

Indicative selling price

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

Price Range:	$595,000 to $654,000

Median sale price

Median price	$580,000	Property type	Unit	Suburb	LANGWARRIN
Period	01 January 2024 to 30 June 2024	Source	pricefinder		

Comparable property sales

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
3/88 GRANITE DR, LANGWARRIN, VIC 3910	$657,000	05/06/2024
30 SOUTHAMPTON DR, LANGWARRIN, VIC 3910	$630,000	04/05/2024
215 CENTRE RD, LANGWARRIN, VIC 3910	$610,000	01/05/2024

This Statement of Information was prepared on: 30/08/2024