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<br>Including suburb and postcode | 3/16 DANIEL 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 | $530,000 | & | $575,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $575,000 | Property type | Unit | Suburb | Langwarrin |
| Period-from | 01 Jan 2024 | to | 31 Dec 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 |
|---|---|---|
| 36/15 PENINSULA CRESCENT LANGWARRIN VIC 3910 | $545,000 | 21-Oct-24 |
| 3/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910 | $550,000 | 02-Oct-24 |
| 6/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910 | $530,000 | 24-Oct-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: 20 January 2025

OBrien Real Estate

Mark Stott
P 8738 7228
M 0402047116
E mark.stott@obrienrealestate.com.au



**36/15 PENINSULA CRESCENT LANGWARRIN VIC 3910**

2 1 1

Sold Price **$545,000** Sold Date **21-Oct-24**

Distance **0.8km**



**3/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910**

3 1 2

Sold Price **$550,000** Sold Date **02-Oct-24**

Distance **0.8km**



**6/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910**

2 1 1

Sold Price **$530,000** Sold Date **24-Oct-24**

Distance **0.83km**

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

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