

## 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

3/18 MONZE 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

\$470,000

&

\$510,000

### 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

31/28 POTTS ROAD LANGWARRIN VIC 3910	500500	13-Aug-24
2/28 POTTS ROAD LANGWARRIN VIC 3910	500000	28-Jul-24
2/46 MARIA DRIVE LANGWARRIN VIC 3910	495000	29-Jul-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.~~

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**31/28 POTTS ROAD LANGWARRIN VIC 3910** Sold Price **500500** Sold Date **13-Aug-24**

 2  1  1

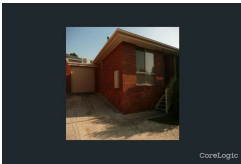
Distance **1.54km**



**2/28 POTTS ROAD LANGWARRIN VIC 3910** Sold Price **500000** Sold Date **28-Jul-24**

 2  1  1

Distance **1.5km**



**2/46 MARIA DRIVE LANGWARRIN VIC 3910** Sold Price **495000** Sold Date **29-Jul-24**

 2  1  1

Distance **1.1km**

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

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