

## 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

12 HEATHERWOOD GROVE 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

\$1,150,000

&

\$1,265,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Langwarrin

Period-from

01 Apr 2023

to

31 Mar 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

8 SUNNY VALE DRIVE LANGWARRIN VIC 3910	\$1,175,000	20-Dec-23
53 GUM NUT DRIVE LANGWARRIN VIC 3910	\$1,275,000	19-Jan-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: 15 April 2024



**8 SUNNY VALE DRIVE  
 LANGWARRIN VIC 3910**

 4  2  6

Sold Price **\$1,175,000** Sold Date **20-Dec-23**

Distance **0.54km**



**53 GUM NUT DRIVE LANGWARRIN  
 VIC 3910**

 4  2  -

Sold Price **\$1,275,000** Sold Date **19-Jan-24**

Distance **2.15km**

RS = Recent sale      UN = Undisclosed Sale

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