

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

24 HUNTINGTOWER CRESCENT 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 \$850,000 & \$935,000

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
7 BENDEMERE RISE LANGWARRIN VIC 3910	\$950,000	06-Nov-23
4 RAVELL MEWS LANGWARRIN VIC 3910	\$880,000	08-Jan-24
15 MELALEUCA CRESCENT LANGWARRIN VIC 3910	\$855,000	03-Apr-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: 17 April 2024

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7 BENDEMERE RISE LANGWARRIN VIC 3910 Sold Price ^{RS} **\$950,000** Sold Date **06-Nov-23**

3 2 2

Distance **0.1km**



4 RAVELL MEWS LANGWARRIN VIC 3910 Sold Price **\$880,000** Sold Date **08-Jan-24**

3 2 2

Distance **0.15km**



15 MELALEUCA CRESCENT LANGWARRIN VIC 3910 Sold Price ^{RS} **\$855,000** Sold Date **03-Apr-24**

4 2 2

Distance **0.81km**

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

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