

# 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 36 Richard 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)

Price Range

\$780,000

&

\$840,000

### Median sale price

Median price

\$840,000

Property Type

House

Suburb

Langwarrin (3910)

Period - From

01/03/2023

to

29/02/2024

Source

Corelogic

### Comparable property sales

A

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
13 STOCKHAVEN CIRCUIT, LANGWARRIN VIC 3910	\$830,000	09/10/2023
8 TAMBO COURT, LANGWARRIN VIC 3910	\$835,000	11/11/2023
9 ALEXANDRA MEWS, LANGWARRIN VIC 3910	\$840,000	30/10/2023

This Statement of Information was prepared on: 15/03/2024