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

5 NORVAL PLACE 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	\$840,000	&	\$870,000
Single Price		\$840,000	&	\$870,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$840,000	Prop	erty type House		Suburb	Langwarrin	
Period-from	01 Apr 2023	to	31 Mar 2	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.

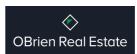
Address of comparable property	Price	Date of sale
3 ANTRIM PLACE LANGWARRIN VIC 3910	\$870,000	06-Mar-24
24 AQUEDUCT ROAD LANGWARRIN VIC 3910	\$910,000	12-Jan-24
9 ALEXANDRA MEWS LANGWARRIN VIC 3910	\$840,000	30-Oct-23

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: 29 April 2024





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3 ANTRIM PLACE LANGWARRIN VIC 3910

aa2

Sold Price

RS \$870,000 Sold Date 06-Mar-24

0.12km Distance



24 AQUEDUCT ROAD **LANGWARRIN VIC 3910**

₾ 2 **4**

Sold Price

\$910,000 Sold Date **12-Jan-24**

Distance 1.73km



9 ALEXANDRA MEWS **LANGWARRIN VIC 3910**

aggregation 2

Sold Price

\$840,000 Sold Date **30-Oct-23**

Distance

1.88km

RS = Recent sale

UN = Undisclosed Sale

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