

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 65 Highfield Drive, Langwarrin South Vic 3911

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$2,150,000 & \$2,350,000

Median sale price

Median price \$1,475,000 Property Type House Suburb Langwarrin South

Period - From 11/04/2023 to 10/04/2024 Source REIV

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 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
1	17 Altarnun Rd LANGWARRIN 3910	\$2,250,000	04/01/2024
2			
3			

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 six months.~~

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 5  2  6

Property Type: Land

Land Size: 10260 sqm approx

Agent Comments

Indicative Selling Price

\$2,150,000 - \$2,350,000

Median House Price

11/04/2023 - 10/04/2024: \$1,475,000

Comparable Properties



17 Altarnun Rd LANGWARRIN 3910 (REI)

Agent Comments

 7  4  6

Price: \$2,250,000

Method: Private Sale

Date: 04/01/2024

Property Type: House

Land Size: 10600 sqm approx

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 six months.