

# 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 7/16 DANIEL 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) (\*Delete single price or range as applicable)

Single price \$\* or range between \$490,000 & \$539,000

### Median sale price

Median price \$587,000 Property type UNIT Suburb LANGWARRIN

Period - From 01/01/2024 to 21/05/2024 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. 5/45 AQUEDUCT ROAD, LANGWARRIN VIC 3910	\$536,500	14 MAR 2024
2. 8/51 CRANBOURNE- FRANKSTON ROAD, LANGWARRIN VIC 3910	\$522,000	30 APR 2024
3. 5/9 WARRENWOOD PLACE, LANGWARRIN VIC 3910	\$540,000	22 APR 2024

**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.

This Statement of Information was prepared on: 21 MAY 2024 16.28PM