

# 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

2/46 Maria Drive, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$465,000 & \$510,000

### Median sale price

Median price

\$587,500

Property Type

Unit

Suburb

Langwarrin

Period - From

01/07/2023

to

30/06/2024

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	2/18 Huntingtower Cr LANGWARRIN 3910	\$525,000	20/04/2024
2	7/15 Potts Rd LANGWARRIN 3910	\$516,750	28/02/2024
3	10/64 Potts Rd LANGWARRIN 3910	\$480,000	24/02/2024

**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:

17/07/2024 08:42



2   1   2

**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 325 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$465,000 - \$510,000  
**Median Unit Price**  
Year ending June 2024: \$587,500

## Comparable Properties

2/18 Huntingtower Cr LANGWARRIN 3910 (VG) **Agent Comments**

2   -   -

**Price:** \$525,000  
**Method:** Sale  
**Date:** 20/04/2024  
**Property Type:** Flat/Unit/Apartment (Res)



7/15 Potts Rd LANGWARRIN 3910 (REI/VG) **Agent Comments**

2   1   1

**Price:** \$516,750  
**Method:** Private Sale  
**Date:** 28/02/2024  
**Property Type:** Unit  
**Land Size:** 203 sqm approx



10/64 Potts Rd LANGWARRIN 3910 (REI/VG) **Agent Comments**

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**Price:** \$480,000  
**Method:** Private Sale  
**Date:** 24/02/2024  
**Property Type:** Unit

**Account - McGrath Langwarrin** | P: 03 9775 7500 | F: 03 9775 7009