

# 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

23 Malcolm Road, Langwarrin Vic 3910

### Indicative selling price

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

Range between

\$750,000

&

\$820,000

### Median sale price

Median price

\$852,500

Property Type

House

Suburb

Langwarrin

Period - From

01/07/2024

to

30/09/2024

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	8 Firbank CI LANGWARRIN 3910	\$780,000	04/11/2024
2	16 Monique Dr LANGWARRIN 3910	\$820,000	23/10/2024
3	6 Granite Dr LANGWARRIN 3910	\$800,000	17/09/2024

**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:

26/11/2024 17:17

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**Indicative Selling Price**  
\$770,000 - \$820,000  
**Median House Price**  
September quarter 2024: \$852,500



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 653 sqm approx  
Agent Comments

## Comparable Properties



**8 Firbank CI LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$780,000  
**Method:** Private Sale  
**Date:** 04/11/2024  
**Property Type:** House  
**Land Size:** 753 sqm approx



**16 Monique Dr LANGWARRIN 3910 (REI)**

Agent Comments



**Price:** \$820,000  
**Method:** Private Sale  
**Date:** 23/10/2024  
**Property Type:** House  
**Land Size:** 583 sqm approx



**6 Granite Dr LANGWARRIN 3910 (REI/VG)**

Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 17/09/2024  
**Property Type:** House  
**Land Size:** 646 sqm approx

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



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