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	1 LEXTON DRIVE 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	$795,000	&	$815,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Langwarrin
Period-from	01 Jul 2021	to	30 Jun 2022	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
8 HUNTLY COURT LANGWARRIN VIC 3910	$825,000	09-Mar-22
9 CHANDOS PLACE LANGWARRIN VIC 3910	$805,000	21-Jun-22
22 HUNTLY COURT LANGWARRIN VIC 3910	$795,000	23-Feb-22

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: 04 July 2022

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8 HUNTLY COURT LANGWARRIN VIC 3910

3 2 2

Sold Price **$825,000** Sold Date **09-Mar-22**

Distance **0.14km**



9 CHANDOS PLACE LANGWARRIN VIC 3910

3 2 1

Sold Price RS **$805,000** Sold Date **21-Jun-22**

Distance **0.65km**



22 HUNTLY COURT LANGWARRIN VIC 3910

3 2 4

Sold Price **$795,000** Sold Date **23-Feb-22**

Distance **0.29km**

RS = Recent sale **UN** = Undisclosed Sale

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