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	38 STEVENS ROAD 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	$760,000	&	$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$827,750	Property type	House	Suburb	Langwarrin
Period-from	01 Nov 2022	to	31 Oct 2023	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
3 HUNTLY COURT LANGWARRIN VIC 3910	$745,000	27-Sep-23
80 QUARRY ROAD LANGWARRIN VIC 3910	$700,000	30-May-23
3 MARISSA COURT LANGWARRIN VIC 3910	$770,000	22-Jul-23

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: 02 November 2023

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3 HUNTLY COURT LANGWARRIN VIC 3910

3 2 2

Sold Price RS $745,000 Sold Date 27-Sep-23

Distance 0.09km



80 QUARRY ROAD LANGWARRIN VIC 3910

3 1 1

Sold Price $700,000 Sold Date 30-May-23

Distance 0.17km



3 MARISSA COURT LANGWARRIN VIC 3910

3 1 2

Sold Price RS $770,000 Sold Date 22-Jul-23

Distance 0.32km

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

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