

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

22 Hornsby Drive, Langwarrin, VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Price Range

\$830,000

&

\$870,000

Median sale price

Median price

\$853,750

Property Type

House

Suburb

Langwarrin (3910)

Period - From

01/04/2022

to

31/03/2023

Source

pricefinder

Comparable property sales

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

21 PARK VALLEY CRESCENT, LANGWARRIN VIC 3910

\$850,000

09/12/2022

10 TRAMELAND COURT, LANGWARRIN VIC 3910

\$865,000

17/02/2023

4 MONZE DRIVE, LANGWARRIN VIC 3910

\$850,000

04/12/2022

This Statement of Information was prepared on: 11/04/2023