

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

32 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

\$595,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jul 2019

to

30 Jun 2020

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

41 Anthony Street Langwarrin VIC 3910	\$565,000	18-Feb-20
36 Granite Drive Langwarrin VIC 3910	\$591,250	18-May-20
2 Hakea Court Langwarrin VIC 3910	\$550,000	04-Apr-20

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: 21 July 2020



41 Anthony Street Langwarrin VIC 3910

Sold Price

\$565,000

Sold Date

18-Feb-20

3

1

2

Distance

0.73km



36 Granite Drive Langwarrin VIC 3910

Sold Price

\$591,250

Sold Date

18-May-20

3

2

2

Distance

0.65km



2 Hakea Court Langwarrin VIC 3910

Sold Price

\$550,000

Sold Date

04-Apr-20

3

2

2

Distance

1.2km

RS = Recent sale

UN = Undisclosed Sale

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