

## Statement of Information

# Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

45 HORNSBY DRIVE LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$830,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$817,717

Property type

Land

Suburb

Langwarrin

Period-from

01 Apr 2021

to

31 Mar 2022

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within five kilometres of the property for sale in the last 18 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

6 TRENTAM WAY LANGWARRIN VIC 3910	\$895,000	03-Feb-22
3 CORREA COURT LANGWARRIN VIC 3910	\$866,000	02-Dec-21
4 AVON COURT LANGWARRIN VIC 3910	\$865,000	10-Jan-22

OR

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on: 26 April 2022



**6 TRENTHAM WAY LANGWARRIN VIC 3910**

Sold Price

**\$895,000**

Sold Date

**03-Feb-22**



4



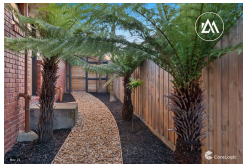
2



2

Distance

**2km**



**3 CORREA COURT LANGWARRIN VIC 3910**

Sold Price

**\$866,000**

Sold Date

**02-Dec-21**



3



2



2

Distance

**0.2km**



**4 AVON COURT LANGWARRIN VIC 3910**

Sold Price

**\$865,000**

Sold Date

**10-Jan-22**



4



2



3

Distance

**1.4km**

RS = Recent sale

UN = Undisclosed Sale

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