

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

2 Hakea Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$530,000

&

\$575,000

Median sale price

Median price \$632,750

Property Type House

Suburb Langwarrin

Period - From 01/10/2019

to 31/12/2019

Source REIV

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 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
1	6 Catherine Ct LANGWARRIN 3910	\$580,500	03/12/2019
2	53 Lexton Dr LANGWARRIN 3910	\$575,000	17/02/2020
3	2a Govan St LANGWARRIN 3910	\$550,000	17/01/2020

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 six months.~~

This Statement of Information was prepared on:

16/03/2020 08:30



Property Type: House (Previously Occupied - Detached)

Land Size: 688 sqm approx

Agent Comments

Comparable Properties



6 Catherine Ct LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$580,500

Method: Private Sale

Date: 03/12/2019

Rooms: 4

Property Type: House

Land Size: 864 sqm approx



53 Lexton Dr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$575,000

Method: Private Sale

Date: 17/02/2020

Property Type: House

Land Size: 577 sqm approx



2a Govan St LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$550,000

Method: Private Sale

Date: 17/01/2020

Rooms: 4

Property Type: House

Land Size: 651 sqm approx