

## 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

48 Lexton 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

\$785,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$754,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2021

to

31 Dec 2021

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

9 Oxley Court Langwarrin VIC 3910	\$885,000	24-Nov-21
8 Peter Court Langwarrin VIC 3910	\$870,000	31-Aug-21
4 Carisbrook Court Langwarrin VIC 3910	\$815,000	22-Sep-21

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: 10 January 2022



**9 Oxley Court Langwarrin VIC 3910** Sold Price <sup>RS</sup> **\$885,000** Sold Date **24-Nov-21**

 3  2  2

Distance **0.38km**



**8 Peter Court Langwarrin VIC 3910** Sold Price **\$870,000** Sold Date **31-Aug-21**

 3  2  2

Distance **0.98km**



**4 Carisbrook Court Langwarrin VIC 3910** Sold Price **\$815,000** Sold Date **22-Sep-21**

 3  2  2

Distance **1.81km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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