

# 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

73 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)

Range between \$980,000 & \$1,075,000

### Median sale price

Median price \$852,500 Property Type House Suburb Langwarrin

Period - From 01/07/2024 to 30/09/2024 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	1 The Close LANGWARRIN 3910	\$1,100,000	08/10/2024
2	11 Eucalypt Ct LANGWARRIN 3910	\$1,015,000	06/09/2024
3	3 Jarman Dr LANGWARRIN 3910	\$1,080,000	31/07/2024

**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:

21/10/2024 17:30

Darren Eichenberger

9775 7500

0419 874279

darrene@mcgrath.com.au

**Indicative Selling Price**

\$980,000 - \$1,075,000

**Median House Price**

September quarter 2024: \$852,500



 5  2  2

**Rooms:** 8

**Property Type:** House (Res)

**Land Size:** 911 sqm approx

Agent Comments

## Comparable Properties



**1 The Close LANGWARRIN 3910 (REI)**

Agent Comments

 5  3  4

**Price:** \$1,100,000

**Method:** Private Sale

**Date:** 08/10/2024

**Property Type:** House

**Land Size:** 788 sqm approx



**11 Eucalypt Ct LANGWARRIN 3910 (REI)**

Agent Comments

 4  2  3

**Price:** \$1,015,000

**Method:** Private Sale

**Date:** 06/09/2024

**Property Type:** House

**Land Size:** 875 sqm approx



**3 Jarman Dr LANGWARRIN 3910 (REI)**

Agent Comments

 5  4  6

**Price:** \$1,080,000

**Method:** Private Sale

**Date:** 31/07/2024

**Property Type:** House

**Land Size:** 833 sqm approx

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009