

## 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

8 HONEY MYRTLE COURT 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

\$960,000

&

\$1,050,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$845,000

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2023

to

31 Oct 2024

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 EUCALYPT COURT LANGWARRIN VIC 3910	\$965,000	27-Aug-24
81 APPLE BERRY AVENUE LANGWARRIN VIC 3910	\$1,150,000	28-Jun-24
23 STEVENS ROAD LANGWARRIN VIC 3910	\$1,025,000	10-Aug-24

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: 11 November 2024

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**9 EUCALYPT COURT  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price **\$965,000** Sold Date **27-Aug-24**

Distance **0.6km**



**81 APPLE BERRY AVENUE  
LANGWARRIN VIC 3910**

 4  2  2

Sold Price **\$1,150,000** Sold Date **28-Jun-24**

Distance **1.9km**



**23 STEVENS ROAD LANGWARRIN  
VIC 3910**

 3  2  2

Sold Price **\$1,025,000** Sold Date **10-Aug-24**

Distance **0.96km**

RS = Recent sale

UN = Undisclosed Sale

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