

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

4 Honey Myrtle Court, Langwarrin Vic 3910

Indicative selling price

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

Range between \$1,695,000

&

\$1,779,000

Median sale price

Median price \$885,450

Property Type House

Suburb Langwarrin

Period - From 01/01/2022

to

31/03/2022

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	3 Pindara Blvd LANGWARRIN 3910	\$1,780,000	18/03/2022
2			
3			

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:

01/06/2022 10:06

4 Honey Myrtle Court, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$1,695,000 - \$1,779,000

Median House Price

March quarter 2022: \$885,450



6 3 4

Property Type: House

Land Size: 1700 sqm approx

Agent Comments

Comparable Properties



3 Pindara Blvd LANGWARRIN 3910 (REI)

Agent Comments

5 2 6

Price: \$1,780,000

Method: Private Sale

Date: 18/03/2022

Property Type: House

Land Size: 1463 sqm approx

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.

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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