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	45 Myrtle Street Langwarrin VIC 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$695,000	&	$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$608,000	Property type	House	Suburb	Langwarrin
Period-from	01 Sep 2018	to	31 Aug 2019	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
53 Myrtle Street Langwarrin VIC 3910	$707,000	30-Jul-19
13 Moate Street Langwarrin VIC 3910	$682,000	27-Jul-19
8 Marlo Place Frankston VIC 3199	$753,000	26-Jul-19

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: 18 September 2019

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53 Myrtle Street Langwarrin VIC 3910

3 2 2

Sold Price RS **$707,000** Sold Date **30-Jul-19**

Distance **0.08km**



13 Moate Street Langwarrin VIC 3910

3 2 2

Sold Price RS **$682,000** Sold Date **27-Jul-19**

Distance **0.81km**



8 Marlo Place Frankston VIC 3199

4 2 2

Sold Price RS **$753,000** Sold Date **26-Jul-19**

Distance **0.89km**

RS = Recent sale **UN** = Undisclosed Sale

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