

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

2/23 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

\$620,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$829,087

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2023

to

31 Dec 2023

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

3/3A LARCH STREET LANGWARRIN VIC 3910	\$650,000	08-Nov-23
2/470 MCCLELLAND DRIVE LANGWARRIN VIC 3910	\$645,500	04-Oct-23
2/2 STOCKHAVEN CIRCUIT LANGWARRIN VIC 3910	\$647,500	04-Jul-23

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: 15 January 2024


**3/3A LARCH STREET
LANGWARRIN VIC 3910**
 3  2  2

Sold Price **\$650,000** Sold Date **08-Nov-23**

Distance **0.29km**

**2/470 MCCLELLAND DRIVE
LANGWARRIN VIC 3910**
 3  2  2

Sold Price **\$645,500** Sold Date **04-Oct-23**

Distance **0.18km**

**2/2 STOCKHAVEN CIRCUIT
LANGWARRIN VIC 3910**
 3  2  2

Sold Price **\$647,500** Sold Date **04-Jul-23**

Distance **1.4km**
RS = Recent sale

UN = Undisclosed Sale

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