

## 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

24 Myrtle Street 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

\$680,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$655,000

Property type

House

Suburb

Langwarrin

Period-from

01 Mar 2020

to

28 Feb 2021

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

1 Maple Street Langwarrin VIC 3910	\$675,000	21-Dec-20
26 Beech Street Langwarrin VIC 3910	\$700,000	07-Nov-20
28 Myrtle Street Langwarrin VIC 3910	\$835,000	23-Feb-21

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.~~

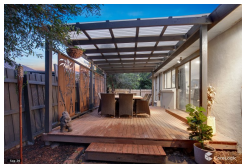
This Statement of Information was prepared on: 15 March 2021



**1 Maple Street Langwarrin VIC 3910** Sold Price **\$675,000** Sold Date **21-Dec-20**

 3  1  4

Distance **0.25km**



**26 Beech Street Langwarrin VIC 3910** Sold Price **\$700,000** Sold Date **07-Nov-20**

 4  2  2

Distance **0.28km**



**28 Myrtle Street Langwarrin VIC 3910** Sold Price <sup>RS</sup> **\$835,000** Sold Date **23-Feb-21**

 4  2  2

Distance **0.05km**

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

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