

## 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

56 MYRTLE STREET LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

\$999,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$827,750

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2022

to

31 Oct 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

17 SYCAMORE STREET LANGWARRIN VIC 3910	\$890,000	07-Aug-23
80 BEECH STREET LANGWARRIN VIC 3910	\$1,090,000	26-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: 29 November 2023



**17 SYCAMORE STREET  
LANGWARRIN VIC 3910**

3 2 2

Sold Price **\$890,000** Sold Date **07-Aug-23**

Distance **0.25km**



**80 BEECH STREET LANGWARRIN  
VIC 3910**

4 2 3

Sold Price **\$1,090,000** Sold Date **26-Jul-23**

Distance **0.71km**

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

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