

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

1 Honey Myrtle Court 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2021

to

31 Jan 2022

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

9 Candwindara Court Langwarrin VIC 3910	\$963,500	29-Jan-22
16 Collina Court Langwarrin VIC 3910	\$1,142,500	19-Nov-21
14 Mintbush Terrace Langwarrin VIC 3910	\$1,150,000	16-Nov-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: 05 February 2022



9 Candwindara Court Langwarrin VIC 3910

 4  2  2

Sold Price

RS

\$963,500

Sold Date

29-Jan-22

Distance

0.11km



16 Collina Court Langwarrin VIC 3910

 4  2  2

Sold Price

\$1,142,500

Sold Date

19-Nov-21

Distance

1.97km



14 Mintbush Terrace Langwarrin VIC 3910

 5  2  2

Sold Price

\$1,150,000

Sold Date

16-Nov-21

Distance

1.71km

RS = Recent sale

UN = Undisclosed Sale

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