

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

2/11 Chandos Place 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

\$435,000

&

\$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$442,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2019

to

31 Dec 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

2/72 Beech Street Langwarrin VIC 3910	\$463,000	18-Oct-19
67 Warrandyte Road Langwarrin VIC 3910	\$440,000	23-Jul-19
2/2 Alder Street Langwarrin VIC 3910	\$470,000	26-Sep-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: 13 January 2020



2/2 Beech Street Langwarrin VIC 3910

Sold Price

\$463,000

Sold Date

18-Oct-19

 3

 1

 2

Distance

1.49km



67 Warrandyte Road Langwarrin VIC 3910

Sold Price

\$440,000

Sold Date

23-Jul-19

 3

 1

 1

Distance

1.55km



2/2 Alder Street Langwarrin VIC 3910

Sold Price

\$470,000

Sold Date

26-Sep-19

 3

 1

 1

Distance

1.56km

RS = Recent sale

UN = Undisclosed Sale

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