

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

6 CHATSWOOD AVENUE 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

\$780,000

&

\$840,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$825,000

Property type

House

Suburb

Langwarrin

Period-from

01 Apr 2021

to

31 Mar 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

4 CATHERINE COURT LANGWARRIN VIC 3910	\$850,000	10-Nov-21
5 JARMAN DRIVE LANGWARRIN VIC 3910	\$805,000	25-Feb-22
18 CEDAR STREET LANGWARRIN VIC 3910	\$880,000	20-Jan-22

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: 19 April 2022



**4 CATHERINE COURT
LANGWARRIN VIC 3910**

 5  3  4

Sold Price **\$850,000** Sold Date **10-Nov-21**

Distance -



**5 JARMAN DRIVE LANGWARRIN
VIC 3910**

 5  2  2

Sold Price ^{RS} **\$805,000** ^{UN} Sold Date **25-Feb-22**

Distance **2.37km**



**18 CEDAR STREET LANGWARRIN
VIC 3910**

 5  2  1

Sold Price **\$880,000** Sold Date **20-Jan-22**

Distance -

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

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