

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

9 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

\$765,000

&

\$835,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$839,000

Property type

House

Suburb

Langwarrin

Period-from

01 May 2021

to

30 Apr 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

87 BURGESS DRIVE LANGWARRIN VIC 3910	\$820,000	10-Jan-22
23 PANORAMIC DRIVE LANGWARRIN VIC 3910	\$841,000	24-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 May 2022


**87 BURGESS DRIVE LANGWARRIN
VIC 3910**
 3  2  1

Sold Price

\$820,000

Sold Date

10-Jan-22

Distance

0.96km

**23 PANORAMIC DRIVE
LANGWARRIN VIC 3910**
 3  2  1

Sold Price

\$841,000

Sold Date

24-Jan-22

Distance

1.22km
RS = Recent sale

UN = Undisclosed Sale

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