

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 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

\$740,000

&

\$810,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$860,000

Property type

House

Suburb

Langwarrin

Period-from

01 Jan 2022

to

31 Dec 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

| | | |
|---------------------------------------|-----------|-----------|
| 38 LONG STREET LANGWARRIN VIC 3910 | \$815,000 | 25-Jul-22 |
| 49 HAVANA CRESCENT FRANKSTON VIC 3199 | \$750,000 | 08-Aug-22 |
| 7 BEVERLEY COURT LANGWARRIN VIC 3910 | \$810,000 | 28-Oct-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: 14 January 2023


**38 LONG STREET LANGWARRIN
VIC 3910**
 3  2  2

Sold Price

\$815,000

Sold Date

25-Jul-22

Distance

0.36km

**49 HAVANA CRESCENT
FRANKSTON VIC 3199**
 3  2  2

Sold Price

\$750,000

Sold Date

08-Aug-22

Distance

1.4km

**7 BEVERLEY COURT LANGWARRIN
VIC 3910**
 3  2  2

Sold Price

^{RS} **\$810,000**

Sold Date

28-Oct-22

Distance

1.9km
RS = Recent sale

UN = Undisclosed Sale

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