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	8 GLAZEBURY 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	$650,000	&	$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$850,000	Property type	House	Suburb	Langwarrin
Period-from	01 May 2024	to	30 Apr 2025	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 CHATSWOOD AVENUE LANGWARRIN VIC 3910	$660,000	24-Feb-25
10 LANG ROAD LANGWARRIN VIC 3910	$693,000	22-Feb-25
2 DANIEL DRIVE LANGWARRIN VIC 3910	$695,000	27-Mar-25

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: 21 May 2025

Daniel Robinson
M 0435503185
E danielr@areaspecialist.com.au



4 CHATSWOOD AVENUE LANGWARRIN VIC 3910

4 1 -

Sold Price **$660,000** Sold Date **24-Feb-25**

Distance **0.78km**



10 LANG ROAD LANGWARRIN VIC 3910

3 1 2

Sold Price **$693,000** Sold Date **22-Feb-25**

Distance **0.84km**



2 DANIEL DRIVE LANGWARRIN VIC 3910

3 1 1

Sold Price **$695,000** Sold Date **27-Mar-25**

Distance **1.9km**

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

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