

## 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

11/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$430,000

&

\$460,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$583,750

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jun 2022

to

31 May 2023

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

12/64 POTTS ROAD LANGWARRIN VIC 3910	\$455,000	14-Feb-23
11/95 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$460,000	04-May-23
31/28 POTTS ROAD LANGWARRIN VIC 3910	\$476,000	03-Mar-23

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: 26 June 2023



**12/64 POTTS ROAD LANGWARRIN VIC 3910** Sold Price **\$455,000** Sold Date **14-Feb-23**

 2  1  1

Distance **1.52km**



**11/95 WARRANDYTE ROAD LANGWARRIN VIC 3910** Sold Price <sup>RS</sup> **\$460,000** Sold Date **04-May-23**

 2  1  1

Distance **1.92km**



**31/28 POTTS ROAD LANGWARRIN VIC 3910** Sold Price **\$476,000** Sold Date **03-Mar-23**

 2  1  1

Distance **1.42km**

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

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