

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

11/51 Cranbourne-Frankston Road, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$385,000 & \$415,000

Median sale price

Median price \$478,000 Property Type Unit Suburb Langwarrin

Period - From 01/10/2019 to 31/12/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

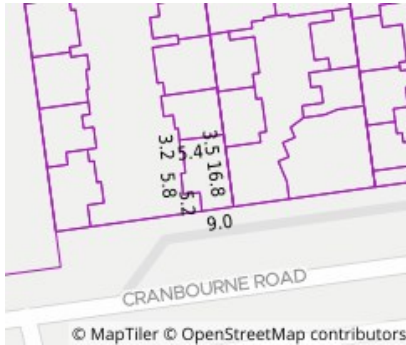
~~A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

	Address of comparable property	Price	Date of sale
1	2/21 Maple St LANGWARRIN 3910	\$451,000	11/11/2019
2	4/160 North Rd LANGWARRIN 3910	\$437,400	13/12/2019
3			

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 six months.~~

This Statement of Information was prepared on: 30/01/2020 11:29



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/21 Maple St LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$451,000

Method: Private Sale

Date: 11/11/2019

Rooms: 3

Property Type: Unit



4/160 North Rd LANGWARRIN 3910 (REI)

Agent Comments



Price: \$437,400

Method: Private Sale

Date: 13/12/2019

Property Type: Unit

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 six months.