

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

48/210 Cranbourne-Frankston Road, Langwarrin Vic 3910

Indicative selling price

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

Range between \$460,000 & \$506,000

Median sale price

Median price \$520,000 Property Type Unit Suburb Langwarrin

Period - From 01/01/2021 to 31/03/2021 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	9/85 Warrandyte Rd LANGWARRIN 3910	\$492,000	14/05/2021
2	20/15 Peninsula Cr LANGWARRIN 3910	\$500,000	12/04/2021
3	4/22 Lloyd St LANGWARRIN 3910	\$482,000	26/03/2021

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: 12/06/2021 15:11

48/210 Cranbourne-Frankston Road, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$460,000 - \$506,000

Median Unit Price

March quarter 2021: \$520,000



2 1 1

Rooms: 3

Property Type: Unit

Land Size: 290 sqm approx

Agent Comments

Comparable Properties



9/85 Warrandyte Rd LANGWARRIN 3910 (REI) **Agent Comments**

2 1 1

Price: \$492,000

Method: Private Sale

Date: 14/05/2021

Property Type: Unit



20/15 Peninsula Cr LANGWARRIN 3910 (REI) **Agent Comments**

2 1 1

Price: \$500,000

Method: Private Sale

Date: 12/04/2021

Property Type: House



4/22 Lloyd St LANGWARRIN 3910 (REI/VG) **Agent Comments**

2 1 2

Price: \$482,000

Method: Private Sale

Date: 26/03/2021

Property Type: Unit

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009