

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

4/41 Cranbourne-Frankston Road 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$465,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2020

to

31 Jan 2021

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

1/41 Cranbourne-Frankston Road Langwarrin VIC 3910	\$510,000	03-Nov-20
4/66 Edward Street Langwarrin VIC 3910	\$550,000	10-Nov-20
110 Cranbourne-Frankston Road Langwarrin VIC 3910	\$600,000	22-Dec-20

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 February 2021

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**1/41 Cranbourne-Frankston Road
Langwarrin VIC 3910**

Sold Price

\$510,000

Sold Date **03-Nov-20**

 3  2  2

Distance **0.04km**



4/66 Edward Street Langwarrin VIC 3910

Sold Price

\$550,000

Sold Date **10-Nov-20**

 3  2  2

Distance **0.32km**



**110 Cranbourne-Frankston Road
Langwarrin VIC 3910**

Sold Price

^{RS} **\$600,000**

Sold Date **22-Dec-20**

 3  2  2

Distance **0.64km**

RS = Recent sale

UN = Undisclosed Sale

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