## 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

127a Cranbourne-Frankston Road, Langwarrin Vic 3910

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$575,000		&		\$630,000			
Median sale p	rice							
Median price	\$600,500	Pro	operty Type	Unit			Suburb	Langwarrin
Period - From	01/04/2022	to	30/06/2022		So	ource	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.

Ade	dress of comparable property	Price	Date of sale
1	11/165 North Rd LANGWARRIN 3910	\$625,000	14/04/2022
2	23 Francis Cr LANGWARRIN 3910	\$610,000	23/04/2022
3	31/145 Union Rd LANGWARRIN 3910	\$580,000	27/07/2022

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:

03/08/2022 14:08







**Property Type:** Unit **Land Size:** 471 sqm approx Agent Comments Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

> Indicative Selling Price \$575,000 - \$630,000 Median Unit Price June quarter 2022: \$600,500

# **Comparable Properties**



11/165 North Rd LANGWARRIN 3910 (REI/VG) Agent Comments



Price: \$625,000 Method: Private Sale Date: 14/04/2022 Property Type: House Land Size: 235 sqm approx

23 Francis Cr LANGWARRIN 3910 (VG)

Agent Comments

Agent Comments



Price: \$610,000 Method: Sale Date: 23/04/2022 Property Type: Strata Unit/Townhouse -Conjoined



31/145 Union Rd LANGWARRIN 3910 (REI)



Price: \$580,000 Method: Private Sale Date: 27/07/2022

Property Type: Unit Land Size: 292 sqm approx

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





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