

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 consumer.vic.gov.au/underquoting

Range between

\$575,000

 &

\$630,000

Median sale price

Median price

\$600,500

 Property Type

Unit

 Suburb

Langwarrin

Period - From

01/04/2022

 to

30/06/2022

 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	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

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



Price: \$610,000

Method: Sale

Date: 23/04/2022

Property Type: Strata Unit/Townhouse -
Conjoined



31/145 Union Rd LANGWARRIN 3910 (REI) Agent Comments



Price: \$580,000

Method: Private Sale

Date: 27/07/2022

Property Type: Unit

Land Size: 292 sqm approx