

## 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

26 ALDER STREET LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$680,000

&

\$720,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

House

Suburb

Langwarrin

Period-from

01 May 2023

to

30 Apr 2024

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

89 LUCERNE CRESCENT FRANKSTON VIC 3199	\$681,000	08-Dec-23
5 DUNSTERVILLE CRESCENT FRANKSTON VIC 3199	\$700,000	22-Nov-23
5 KATE COURT LANGWARRIN VIC 3910	\$710,000	08-May-24

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: 13 May 2024



**89 LUCERNE CRESCENT  
FRANKSTON VIC 3199**

3 1 2

Sold Price **\$681,000** Sold Date **08-Dec-23**

Distance **1.14km**

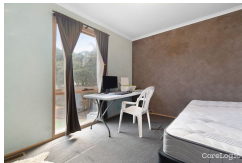


**5 DUNSTERVILLE CRESCENT  
FRANKSTON VIC 3199**

3 2 2

Sold Price **\$700,000** Sold Date **22-Nov-23**

Distance **1.4km**



**5 KATE COURT LANGWARRIN VIC  
3910**

3 2 2

Sold Price <sup>RS</sup> **\$710,000** Sold Date **08-May-24**

Distance **1.53km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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