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

3/99 CRANHAVEN 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	\$540,000	&	\$580,000
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Median sale price

(*Delete house or unit as applicable)

Median Price	\$587,500	Prope	erty type	Unit		Suburb	Langwarrin
Period-from	01 May 2023	to	30 Apr 2	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.

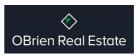
Address of comparable property	Price	Date of sale
1/20 LONG STREET LANGWARRIN VIC 3910	\$500,000	18-Nov-23
2/43 RICHARD DRIVE LANGWARRIN VIC 3910	\$620,000	12-Dec-23
2/38 RICHARD DRIVE LANGWARRIN VIC 3910	-	27-Nov-23

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





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1/20 LONG STREET LANGWARRIN Sold Price VIC 3910

\$500,000 Sold Date 18-Nov-23

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₾ 1 <u></u> Distance

0.94km



2/43 RICHARD DRIVE **LANGWARRIN VIC 3910**

₽ 1

Sold Price

\$620,000 Sold Date **12-Dec-23**

Distance

0.65km



2/38 RICHARD DRIVE **LANGWARRIN VIC 3910**

= 3

Sold Price

Sold Date 27-Nov-23

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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