

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

Median sale price

(*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

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

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



**1/20 LONG STREET LANGWARRIN
VIC 3910**

Sold Price

\$500,000

Sold Date

18-Nov-23

 3  1  -

Distance

0.94km



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

Sold Price

\$620,000

Sold Date

12-Dec-23

 3  1  2

Distance

0.65km



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

Sold Price

^{RS} ^{UN}

Sold Date

27-Nov-23

 3  1  1

Distance

0.65km

RS = Recent sale

UN = Undisclosed Sale

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