

## 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

1/11 CEDAR 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

\$575,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$840,000

Property type

Other

Suburb

Langwarrin

Period-from

01 Jun 2022

to

31 May 2023

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

1/22 EDWARD STREET LANGWARRIN VIC 3910	\$580,000	04-Mar-23
11 FRANCIS CRESCENT LANGWARRIN VIC 3910	\$620,000	08-May-23
5/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$575,000	09-Jan-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: 23 June 2023

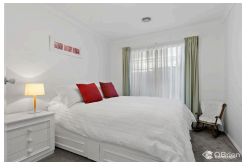


**1/22 EDWARD STREET  
LANGWARRIN VIC 3910**

 3  1  2

Sold Price **\$580,000** Sold Date **04-Mar-23**

Distance **0.37km**



**11 FRANCIS CRESCENT  
LANGWARRIN VIC 3910**

 3  1  1

Sold Price <sup>RS</sup> **\$620,000** Sold Date **08-May-23**

Distance **0.9km**



**5/100 CRANBOURNE-FRANKSTON  
ROAD LANGWARRIN VIC 3910**

 3  1  1

Sold Price **\$575,000** Sold Date **09-Jan-23**

Distance **0.68km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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