

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

75/210 CRANBOURNE-FRANKSTON 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

\$535,000

&

\$575,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2021

to

30 Apr 2022

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

4/135 UNION ROAD LANGWARRIN VIC 3910	\$605,000	24-Nov-21
6/15 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$602,000	09-Mar-22
48 KURANDA STREET LANGWARRIN VIC 3910	\$600,000	20-Dec-21

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: 02 May 2022



**4/135 UNION ROAD LANGWARRIN
VIC 3910**

 2  1  2

Sold Price

\$605,000

Sold Date

24-Nov-21

Distance

0.91km



**6/15 WARRENWOOD PLACE
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

^{RS} **\$602,000**

Sold Date

09-Mar-22

Distance

1.31km



**48 KURANDA STREET
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

\$600,000

Sold Date

20-Dec-21

Distance

1.47km

RS = Recent sale

UN = Undisclosed Sale

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