

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

3/63 Cranbourne-Frankston Road, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$799,000

Median sale price

Median price

\$710,000

Property Type

Townhouse

Suburb

Langwarrin

Period - From

03/01/2022

to

02/01/2023

Source

REIV

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 six 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	2/63 Cranbourne Frankston Rd LANGWARRIN 3910	\$824,450	06/07/2022
2	1/63 Cranbourne Frankston Rd LANGWARRIN 3910	\$805,000	09/11/2022
3	4/63 Cranbourne Frankston Rd LANGWARRIN 3910	\$799,000	26/09/2022

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 six months.~~

This Statement of Information was prepared on:

03/01/2023 12:50

3/63 Cranbourne-Frankston Road, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

9775 7500

0419 874279

darren1@stockdaleleggo.com.au

Indicative Selling Price

\$799,000

Median Townhouse Price

03/01/2022 - 02/01/2023: \$710,000



Property Type:

Agent Comments

Comparable Properties



2/63 Cranbourne Frankston Rd LANGWARRIN 3910 (REI) Agent Comments



Price: \$824,450

Method: Private Sale

Date: 06/07/2022

Property Type: Townhouse (Single)



1/63 Cranbourne Frankston Rd LANGWARRIN 3910 (REI) Agent Comments



Price: \$805,000

Method: Private Sale

Date: 09/11/2022

Property Type: Townhouse (Single)

Land Size: 245 sqm approx



4/63 Cranbourne Frankston Rd LANGWARRIN 3910 (REI) Agent Comments



Price: \$799,000

Method: Private Sale

Date: 26/09/2022

Property Type: Townhouse (Single)

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.