# 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

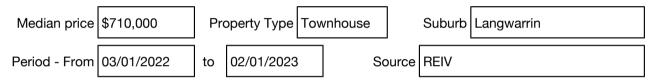
3/63 Cranbourne-Frankston Road, Langwarrin Vic 3910

## Indicative selling price

| For the | meaning | of this | price see | e consume | r.vic.gov | .au/unde | rquoting |
|---------|---------|---------|-----------|-----------|-----------|----------|----------|
|         | J       |         |           |           | - 0 -     |          | - J      |

Single price \$799,000

#### Median sale price



## 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.

| Add | dress 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









**Property Type:** Agent Comments 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

# **Comparable Properties**







Price: \$824,450 Method: Private Sale Date: 06/07/2022 Property Type: Townhouse (Single)



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



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 Agent Comments 3910 (REI)



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.