

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

2/15 PENINSULA CRESCENT 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2023

to

30 Jun 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

3/59 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

\$460,000

26-Feb-24

1/19 RICHARD DRIVE LANGWARRIN VIC 3910

\$510,000

12-Mar-24

23 MONZE DRIVE LANGWARRIN VIC 3910

\$515,000

14-Apr-24

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: 24 July 2024


**3/59 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

Sold Price

\$460,000

Sold Date

26-Feb-24
 2

 1

 -

Distance

1.76km

**1/19 RICHARD DRIVE
LANGWARRIN VIC 3910**

Sold Price

\$510,000

Sold Date

12-Mar-24
 2

 1

 1

Distance

1.46km

**23 MONZE DRIVE LANGWARRIN
VIC 3910**

Sold Price

\$515,000

Sold Date

14-Apr-24
 2

 1

 1

Distance

0.86km
RS = Recent sale

UN = Undisclosed Sale

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