

## Statement of Information

# Multiple residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Unit offered for sale

Address  
Including suburb and  
postcode

63 Cranbourne-Frankston Road, Langwarrin Vic 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Unit type or class e.g. One bedroom units	Single price		Lower price		Higher price
Unit 1	\$799,000	Or range between		&	
Unit 2	\$799,000	Or range between		&	
Unit 3	\$799,000	Or range between		&	
		Or range between		&	
		Or range between		&	

Additional entries may be included or attached as required.

### Suburb unit median sale price

Median price

\$602,000

Suburb

Langwarrin

Period - From

01/01/2022

to

31/03/2022

Source

REIV

**Comparable property sales (\*Delete A or B below as applicable)**

**A\*** These are the details of the three units that the estate agent or agent's representative considers to be most comparable to the unit for sale. These units must be of the same type or class as the unit for sale, been sold within the last six months, and located within two kilometres of the unit for sale.

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Unit 1	27A Alder St, Langwarrin, Vic 3910, Australia	840000.0000	09/05/2022
	1/194 North Rd LANGWARRIN 3910	\$775,000	14/04/2022
	7/16 Pepperbush Cr LANGWARRIN 3910	\$807,500	24/03/2022

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Unit 2	1/194 North Rd LANGWARRIN 3910	\$775,000	14/04/2022
	7/16 Pepperbush Cr LANGWARRIN 3910	\$807,500	24/03/2022
	27A Alder St, Langwarrin, Vic 3910, Australia	840000.0000	09/03/2022

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale
Unit 3	1/194 North Rd LANGWARRIN 3910	\$775,000	14/04/2022
	7/16 Pepperbush Cr LANGWARRIN 3910	\$807,500	24/03/2022
	27A Alder St, Langwarrin, Vic 3910, Australia	840000.0000	09/03/2022

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**Unit type or class**

e.g. One bedroom  
units

	Address of comparable unit	Price	Date of sale

**OR**

**B\*** The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within two kilometres of the unit for sale in the last six months.

This Statement of Information was prepared on:

23/05/2022 12:02