

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

2/414 MCCLELLAND DRIVE 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

\$515,000

&

\$565,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2022

to

31 Jan 2023

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

44/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$530,000	12-Nov-22
2/29 KORINA COURT LANGWARRIN VIC 3910	\$525,000	31-Jan-23
57/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$520,000	30-Aug-22

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: 28 February 2023



**44/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

 3  1  2

Sold Price

\$530,000

Sold Date **12-Nov-22**

Distance **1.76km**



**2/29 KORINA COURT
LANGWARRIN VIC 3910**

 2  1  1

Sold Price

^{RS} **\$525,000**

Sold Date **31-Jan-23**

Distance **1.98km**



**57/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

 3  1  2

Sold Price

\$520,000

Sold Date **30-Aug-22**

Distance **1.78km**

RS = Recent sale

UN = Undisclosed Sale

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