Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/59 Cranbourne-Frankston Road, Langwarrin Vic 3910

Indicative selling price

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

	Range between	\$470,000	&	\$495,000
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Median sale price

Median price	\$572,000	Pro	perty Type U	nit		Suburb	Langwarrin
Period - From	02/05/2021	to	01/05/2022		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

Add	dress of comparable property	Price	Date of sale
1	11/10 Lemnian Ct LANGWARRIN 3910	\$495,000	08/12/2021
2	2/59 Cranbourne Frankston Rd LANGWARRIN 3910	\$475,000	18/01/2022
3	7/256 Cranbourne Rd FRANKSTON 3199	\$475,000	22/02/2022

OR

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

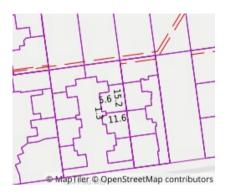
This Statement of Information was prepared on:	02/05/2022 14:43





Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$470,000 - \$495,000 Median Unit Price 02/05/2021 - 01/05/2022: \$572,000



Property Type: Townhouse (Single)

Agent Comments

Comparable Properties



11/10 Lemnian Ct LANGWARRIN 3910 (REI/VG)

2 - 1

Price: \$495,000 Method: Private Sale Date: 08/12/2021 Property Type: Unit **Agent Comments**



2/59 Cranbourne Frankston Rd LANGWARRIN Agent Comments

3910 (VG)

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Price: \$475,000 Method: Sale Date: 18/01/2022

Property Type: Flat/Unit/Apartment (Res)

Agent Comments



7/256 Cranbourne Rd FRANKSTON 3199

(REI/VG)

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Price: \$475,000

Method: Sold Before Auction

Date: 22/02/2022

Property Type: Townhouse (Res)

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



