

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

3/59 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

Median sale price

Median price

\$572,000

Property Type

Unit

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	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 comparable properties 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

3/59 Cranbourne-Frankston Road, Langwarrin Vic 3910

**Stockdale
& Leggo**

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)

Agent Comments



Price: \$495,000

Method: Private Sale

Date: 08/12/2021

Property Type: Unit



2/59 Cranbourne Frankston Rd LANGWARRIN 3910 (VG)

Agent Comments



Price: \$475,000

Method: Sale

Date: 18/01/2022

Property Type: Flat/Unit/Apartment (Res)



7/256 Cranbourne Rd FRANKSTON 3199
(REI/VG)

Agent Comments



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



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