

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

1/41 Cranbourne-Frankston Road, Langwarrin Vic 3910

Indicative selling price

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

Single price

\$514,950

Median sale price

Median price

\$459,000

Property Type

Unit

Suburb

Langwarrin

Period - From

01/04/2020

to

30/06/2020

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	3/32 Edward St LANGWARRIN 3910	\$560,000	03/04/2020
2	1/75 Cranbourne Frankston Rd LANGWARRIN 3910	\$530,000	02/06/2020
3	17/145 Union Rd LANGWARRIN 3910	\$491,500	30/04/2020

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:

01/09/2020 09:14

1/41 Cranbourne-Frankston Road, Langwarrin Vic 3910

**Stockdale
& Leggo**

Darren Eichenberger

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Indicative Selling Price

\$514,950

Median Unit Price

June quarter 2020: \$459,000



Property Type:

Agent Comments

Comparable Properties



3/32 Edward St LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$560,000

Method: Private Sale

Date: 03/04/2020

Rooms: 5

Property Type: Unit

Land Size: 281 sqm approx



1/75 Cranbourne Frankston Rd LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 02/06/2020

Property Type: House



17/145 Union Rd LANGWARRIN 3910 (VG)

Agent Comments



Price: \$491,500

Method: Sale

Date: 30/04/2020

Property Type: Flat/Unit/Apartment (Res)

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



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.