

## 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

3/281 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$580,000

&

\$630,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2023

to

30 Sep 2024

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

15/145 UNION ROAD LANGWARRIN VIC 3910	\$580,000	06-Aug-24
8/9 WARRENWOOD PLACE LANGWARRIN VIC 3910	\$625,000	23-Sep-24
4/64 POTTS ROAD LANGWARRIN VIC 3910	\$610,000	27-Aug-24

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: 14 October 2024



**15/145 UNION ROAD  
LANGWARRIN VIC 3910**

3 2 2

Sold Price **\$580,000** Sold Date **06-Aug-24**

Distance **1.72km**



**8/9 WARRENWOOD PLACE  
LANGWARRIN VIC 3910**

3 2 2

Sold Price <sup>RS</sup> **\$625,000** Sold Date **23-Sep-24**

Distance **2.09km**



**4/64 POTTS ROAD LANGWARRIN  
VIC 3910**

3 1 1

Sold Price <sup>RS</sup> **\$610,000** Sold Date **27-Aug-24**

Distance **1.61km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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