

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 DUNN CRESCENT 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

\$495,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2021

to

31 Aug 2022

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

37/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$480,000	07-Sep-22
4/55 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$500,000	30-Apr-22
3/59 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$485,000	18-May-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: 16 September 2022



**37/210 CRANBOURNE-FRANKSTON-
ROAD LANGWARRIN
VIC 3910**

2 1 1

Sold Price ^{RS} **\$480,000** ^{UN} Sold Date **07-Sep-22**

Distance **1.38km**



**4/55 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

2 1 1

Sold Price **\$500,000** Sold Date **30-Apr-22**

Distance **1.23km**



**3/59 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

2 1 1

Sold Price **\$485,000** Sold Date **18-May-22**

Distance **1.2km**

RS = Recent sale

UN = Undisclosed Sale

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