

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

1/88 GRANITE DRIVE 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

or range
between

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2022

to

31 Jul 2023

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

75 GRANITE DRIVE LANGWARRIN VIC 3910	\$580,000	05-Jul-23
1/275 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$590,000	25-Apr-23
17 LEONARD DRIVE LANGWARRIN VIC 3910	\$615,000	02-Aug-23

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: 28 August 2023


**75 GRANITE DRIVE LANGWARRIN
VIC 3910**

Sold Price

\$580,000

Sold Date

05-Jul-23
 3  1  2

Distance

0.17km

**1/275 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

Sold Price

\$590,000

Sold Date

25-Apr-23
 3  1  2

Distance

1.52km

**17 LEONARD DRIVE LANGWARRIN
VIC 3910**

Sold Price

^{RS} **\$615,000**

Sold Date

02-Aug-23
 3  1  2

Distance

0.29km
RS = Recent sale

UN = Undisclosed Sale

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