

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

7/275 CRANBOURNE-FRANKSTON ROAD 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

\$590,000

&

\$649,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$575,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Dec 2023

to

30 Nov 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

3/281 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$627,000	25-Oct-24
38/28 POTTS ROAD LANGWARRIN VIC 3910	\$610,000	26-Oct-24
17/93 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$600,000	04-Sep-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: 09 December 2024

Rebecca Bassett

M 0402115585

E sales.frankston@obrienrealestate.com.au



3/281 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

 3  2  2

Sold Price

\$627,000

Sold Date

25-Oct-24

Distance

0.04km



38/28 POTTS ROAD LANGWARRIN VIC 3910

 3  2  1

Sold Price

\$610,000

Sold Date

26-Oct-24

Distance

1.54km



17/93 WARRANDYTE ROAD LANGWARRIN VIC 3910

 3  1  2

Sold Price

\$600,000

Sold Date

04-Sep-24

Distance

1.64km



4/64 POTTS ROAD LANGWARRIN VIC 3910

 3  1  1

Sold Price

\$610,000

Sold Date

27-Aug-24

Distance

1.65km

RS = Recent sale

UN = Undisclosed Sale

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