

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

73/210 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

\$585,000

&

\$625,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$590,000

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

75/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$601,000	11-May-22
19/165 NORTH ROAD LANGWARRIN VIC 3910	\$615,000	11-Jul-22
11/165 NORTH ROAD LANGWARRIN VIC 3910	\$625,000	31-Mar-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: 05 September 2022



**75/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

 2  1  1

Sold Price **\$601,000** Sold Date **11-May-22**

Distance **0.03km**



**19/165 NORTH ROAD
LANGWARRIN VIC 3910**

 3  1  2

Sold Price **\$615,000** Sold Date **11-Jul-22**

Distance **1.27km**



**11/165 NORTH ROAD
LANGWARRIN VIC 3910**

 3  1  2

Sold Price **\$625,000** Sold Date **31-Mar-22**

Distance **1.26km**

RS = Recent sale

UN = Undisclosed Sale

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