

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode

470 Cranbourne-Frankston Road, Langwarrin 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between

\$1,295,000

&

\$1,400,000

### Median sale price

Median price

\$520,000

\*House

X

Suburb

Langwarrin

Period - From

June 2016

to

May 2017

Source

CoreLogic

### Comparable property sales

- 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 six months.



OBrien Real Estate