

## 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

23A LORRAINE AVENUE LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Nov 2021

to

31 Oct 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

6/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$459,000	23-Aug-22
8/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$460,000	21-Nov-22
11/28 POTTS ROAD LANGWARRIN VIC 3910	\$460,000	08-Sep-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: 28 November 2022



**6/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910** Sold Price **\$459,000** Sold Date **23-Aug-22**

 2  1  1

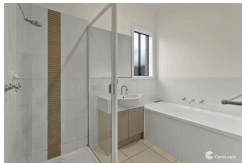
Distance **1.14km**



**8/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910** Sold Price <sup>RS</sup> **\$460,000** <sup>UN</sup> Sold Date **21-Nov-22**

 2  1  1

Distance **1.16km**



**11/28 POTTS ROAD LANGWARRIN VIC 3910** Sold Price **\$460,000** Sold Date **08-Sep-22**

 2  1  1

Distance **2.52km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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