

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

10/291 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2019

to

31 Jan 2020

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

2/25 Athol Court Langwarrin VIC 3910	\$445,000	29-Jan-20
3/16 Daniel Drive Langwarrin VIC 3910	\$403,000	03-Dec-19
4/291 Cranbourne-Frankston Road Langwarrin VIC 3910	\$480,000	28-Oct-19

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: 11 February 2020



2/25 Athol Court Langwarrin VIC 3910

 3  1  1

Sold Price

\$445,000^{UN}

Sold Date

29-Jan-20

Distance

1.38km



3/16 Daniel Drive Langwarrin VIC 3910

 2  1  2

Sold Price

\$403,000

Sold Date

03-Dec-19

Distance

1.43km



4/291 Cranbourne-Frankston Road Langwarrin VIC 3910

 3  2  1

Sold Price

\$480,000

Sold Date

28-Oct-19

Distance

0.06km

RS = Recent sale

UN = Undisclosed Sale

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