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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$420,000		&		\$462,000			
Median sale pi	rice							
Median price	\$460,000	Pro	operty Type	Unit			Suburb	Langwarrin
Period - From	01/04/2019	to	31/03/2020		So	urce	REIV	

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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ado	dress of comparable property	Price	Date of sale
1	16/95 Warrandyte Rd LANGWARRIN 3910	\$460,000	22/01/2020
2	4/60 Sunny Vale Dr LANGWARRIN 3910	\$458,750	21/02/2020
3	2/11 Chandos PI LANGWARRIN 3910	\$456,000	03/02/2020

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 six months.

This Statement of Information was prepared on:

10/07/2020 10:25



7/275 Cranbourne-Frankston Road, Langwarrin Vic 3910







Property Type: Strata Unit/Flat Agent Comments

Darren Eichenberger 9775 7500 0419 874279 darren1@stockdaleleggo.com.au

Indicative Selling Price \$420,000 - \$462,000 Median Unit Price Year ending March 2020: \$460,000

Comparable Properties



16/95 Warrandyte Rd LANGWARRIN 3910 (REI/VG)



Price: \$460,000 Method: Private Sale Date: 22/01/2020 Property Type: Unit Land Size: 391 sqm approx

4/60 Sunny Vale Dr LANGWARRIN 3910 (VG)

Agent Comments

Agent Comments



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Price: \$458,750 Method: Sale Date: 21/02/2020 Property Type: Flat/Unit/Apartment (Res)



2/11 Chandos PI LANGWARRIN 3910 (REI/VG) Agent Comments



Price: \$456,000 Method: Private Sale Date: 03/02/2020 Property Type: Unit Land Size: 318 sqm approx

Account - Stockdale & Leggo Langwarrin | P: 03 9775 7500 | F: 03 9775 7009





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.