

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 consumer.vic.gov.au/underquoting

Range between \$420,000 & \$462,000

Median sale price

Median price \$460,000 Property Type Unit Suburb Langwarrin

Period - From 01/04/2019 to 31/03/2020 Source 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.

	Address 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 Pl 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



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



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

Agent Comments



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



Price: \$458,750

Method: Sale

Date: 21/02/2020

Property Type: Flat/Unit/Apartment (Res)



2/11 Chandos Pl LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$456,000

Method: Private Sale

Date: 03/02/2020

Property Type: Unit

Land Size: 318 sqm approx