

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

34/210 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$446,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2019

to

29 Feb 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	11-Jan-20
16/95 Warrandyte Road Langwarrin VIC 3910	\$460,000	15-Jan-20
6/111-115 Centre Road Langwarrin VIC 3910	\$472,000	07-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: 31 March 2020



2/25 Athol Court Langwarrin VIC 3910

Sold Price

\$445,000

Sold Date

11-Jan-20

3

1

1

Distance

0.46km



16/95 Warrandyte Road Langwarrin VIC 3910

Sold Price

\$460,000

Sold Date

15-Jan-20

2

1

2

Distance

0.93km



6/111-115 Centre Road Langwarrin VIC 3910

Sold Price

\$472,000

Sold Date

07-Oct-19

3

2

2

Distance

1.34km

RS = Recent sale

UN = Undisclosed Sale

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