

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

25/100 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

\$465,000

&

\$505,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$515,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Nov 2020

to

31 Oct 2021

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

7/17 Warrandyte Road Langwarrin VIC 3910	\$525,000	27-Oct-21
48/210 Cranbourne-Frankston Road Langwarrin VIC 3910	\$505,000	30-Jun-21
19/8 Norwarran Way Langwarrin VIC 3910	\$501,000	27-Sep-21

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: 29 November 2021


**7/17 Warrandyte Road Langwarrin
VIC 3910**

Sold Price

^{RS} **\$525,000** ^{UN}

Sold Date

27-Oct-21

2 1 1

Distance

0.69km

**48/210 Cranbourne-Frankston Road
Langwarrin VIC 3910**

Sold Price

\$505,000

Sold Date

30-Jun-21

2 1 1

Distance

0.94km

**19/8 Norwarran Way Langwarrin
VIC 3910**

Sold Price

\$501,000

Sold Date

27-Sep-21

2 1 1

Distance

1.25km
RS = Recent sale

UN = Undisclosed Sale

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