

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

70 Langley Road, Cranbourne South, VIC-3977

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price or range between \$3,600,000 & \$3,960,000

Median sale price

Median price \$845,000 Property type House Suburb Cranbourne South

Period - From Nov 2022 to Nov 2022 Source RP Data – Core Logic

Comparable property sales

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: 22/02/23