

## 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

2/337 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$580,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$552,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2021

to

30 Apr 2022

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

9/2 ALLINGTON PLACE LANGWARRIN VIC 3910	\$567,000	29-Jan-22
4/18 MONZE DRIVE LANGWARRIN VIC 3910	\$555,000	24-Feb-22
2/4 JOHN STREET LANGWARRIN VIC 3910	\$535,000	07-Mar-22

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: 13 May 2022


**9/2 ALLINGTON PLACE  
LANGWARRIN VIC 3910**
 2    1    1

Sold Price      **\$567,000**   Sold Date   **29-Jan-22**

Distance      **0.45km**

**4/18 MONZE DRIVE LANGWARRIN  
VIC 3910**
 2    1    1

Sold Price      <sup>RS</sup> **\$555,000**   Sold Date   **24-Feb-22**

Distance      **0.92km**

**2/4 JOHN STREET LANGWARRIN  
VIC 3910**
 2    1    1

Sold Price      **\$535,000**   Sold Date   **07-Mar-22**

Distance      **1.89km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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