

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

1/67 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,000

Property type

House

Suburb

Langwarrin

Period-from

01 Nov 2018

to

31 Oct 2019

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

2/77 Cranbourne-Frankston Road Langwarrin VIC 3910	\$522,000	29-Mar-19
2/150 Cranbourne-Frankston Road Langwarrin VIC 3910	\$510,000	13-Apr-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: 18 November 2019



2/77 Cranbourne-Frankston Road
Langwarrin VIC 3910

 3
  2
  2

Sold Price

\$522,000

Sold Date

29-Mar-19

Distance

0.1km



2/150 Cranbourne-Frankston Road
Langwarrin VIC 3910

 3
  2
  2

Sold Price

\$510,000

Sold Date

13-Apr-19

Distance

0.75km

RS = Recent sale

UN = Undisclosed Sale

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