

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

57/210 Cranbourne-Frankston Road, Langwarrin Vic 3910

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$602,000 Property Type Unit Suburb Langwarrin

Period - From 01/01/2022 to 31/03/2022 Source REIV

Comparable property sales (*Delete A or B below as applicable)

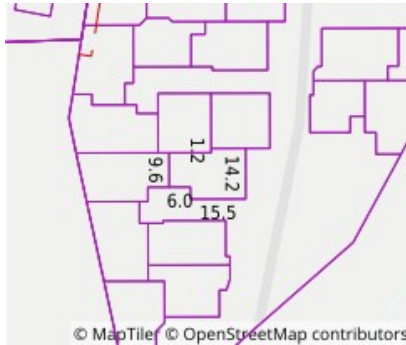
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	8 Blackburn Mews, Langwarrin, Vic 3910, Australia	\$579,283	08/07/2022
2	9/160 North Rd LANGWARRIN 3910	\$577,000	06/04/2022
3	14/2 Allington PI LANGWARRIN 3910	\$545,000	22/04/2022

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 six months.~~

This Statement of Information was prepared on: 11/07/2022 11:26



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

8 Blackburn Mews, Langwarrin, Vic 3910, Australia (REI)

Agent Comments



Price: \$579,283

Method:

Date: 08/07/2022

Property Type: Unit



9/160 North Rd LANGWARRIN 3910 (VG)

Agent Comments



Price: \$577,000

Method: Sale

Date: 06/04/2022

Property Type: Flat/Unit/Apartment (Res)



14/2 Allington PI LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 22/04/2022

Property Type: Unit

Land Size: 171 sqm approx