

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

1/75 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$619,000

Property type

House

Suburb

Langwarrin

Period-from

01 May 2019

to

30 Apr 2020

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

1/67 Cranbourne-Frankston Road Langwarrin VIC 3910	\$520,000	05-Dec-19
3/32 Edward Street Langwarrin VIC 3910	\$560,000	03-Apr-20
2/21 Edward Street Langwarrin VIC 3910	\$585,000	21-Nov-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: 13 May 2020



**1/67 Cranbourne-Frankston Road
Langwarrin VIC 3910**

 3  2  2

Sold Price

\$520,000

Sold Date

05-Dec-19

Distance

0.08km



**3/32 Edward Street Langwarrin VIC
3910**

 3  2  2

Sold Price

\$560,000

Sold Date

03-Apr-20

Distance

0.41km



**2/21 Edward Street Langwarrin VIC
3910**

 3  2  1

Sold Price

\$585,000

Sold Date

21-Nov-19

Distance

0.52km

RS = Recent sale

UN = Undisclosed Sale

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