

## 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

2/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

\$499,999

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2023

to

30 Jun 2024

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

1/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	\$520,000	15-Apr-24
2/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	\$525,000	20-Apr-24
23 MONZE DRIVE LANGWARRIN VIC 3910	\$515,000	14-Apr-24

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.~~

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**1/18 HUNTINGTOWER CRESCENT  
LANGWARRIN VIC 3910**

Sold Price **\$520,000** Sold Date **15-Apr-24**

2 1 1

Distance **0.75km**



**2/18 HUNTINGTOWER CRESCENT  
LANGWARRIN VIC 3910**

Sold Price **\$525,000** Sold Date **20-Apr-24**

2 1 1

Distance **0.76km**



**23 MONZE DRIVE LANGWARRIN  
VIC 3910**

Sold Price **\$515,000** Sold Date **14-Apr-24**

2 1 1

Distance **0.89km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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