

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

5/291 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

\$550,000

&

\$595,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$570,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jun 2021

to

31 May 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

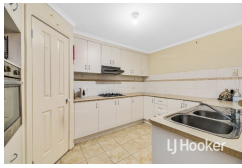
Date of sale

1/80 POTTS ROAD LANGWARRIN VIC 3910	\$590,000	01-Apr-22
5/34 POTTS ROAD LANGWARRIN VIC 3910	\$652,000	16-Feb-22
2/2 LANGEWAN ROAD LANGWARRIN VIC 3910	\$665,000	11-May-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: 07 June 2022


**1/80 POTTS ROAD LANGWARRIN
VIC 3910**
 3  2  2

Sold Price

\$590,000

Sold Date

01-Apr-22

Distance

1.52km

**5/34 POTTS ROAD LANGWARRIN
VIC 3910**
 3  2  2

Sold Price

\$652,000

Sold Date

16-Feb-22

Distance

1.49km

**2/2 LANGEWAN ROAD
LANGWARRIN VIC 3910**
 3  2  2

Sold Price

^{RS} **\$665,000**

Sold Date

11-May-22

Distance

1.81km
RS = Recent sale

UN = Undisclosed Sale

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