

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

4/16 DANIEL DRIVE 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,750

Property type

Unit

Suburb

Langwarrin

Period-from

01 Apr 2022

to

31 Mar 2023

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

5/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$575,000	09-Jan-23
1/17 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$542,000	28-Mar-23
44/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$530,000	12-Nov-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.~~

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**5/100 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

3 1 1

Sold Price

\$575,000

Sold Date

09-Jan-23

Distance

1.9km



**1/17 WARRANDYTE ROAD
LANGWARRIN VIC 3910**

3 1 2

Sold Price

^{RS} **\$542,000**

Sold Date

28-Mar-23

Distance

1.23km



**44/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

3 1 2

Sold Price

\$530,000

Sold Date

12-Nov-22

Distance

1.02km

RS = Recent sale

UN = Undisclosed Sale

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