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	17/2 ALLINGTON PLACE 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	$500,000	&	$550,000

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
69/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	$550,000	14-May-24
5/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	$550,000	18-Apr-24
7/16 DANIEL DRIVE LANGWARRIN VIC 3910	$540,000	28-May-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.~~

This Statement of Information was prepared on: 15 July 2024

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69/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price RS **$550,000** UN Sold Date **14-May-24**

Distance **1.78km**



5/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910

2 1 1

Sold Price **$550,000** Sold Date **18-Apr-24**

Distance **1.52km**



7/16 DANIEL DRIVE LANGWARRIN VIC 3910

2 1 1

Sold Price **$540,000** Sold Date **28-May-24**

Distance **1.89km**

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

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