

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

5/281 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$650,000

Property type

House

Suburb

Langwarrin

Period-from

01 Feb 2020

to

31 Jan 2021

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

4/275 Cranbourne-Frankston Road Langwarrin VIC 3910	\$515,375	02-Dec-20
7 Harlaw Court Langwarrin VIC 3910	\$501,500	06-Dec-20

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: 12 February 2021



**4/275 Cranbourne-Frankston Road
Langwarrin VIC 3910**

 2  1  1

Sold Price

\$515,375 Sold Date **02-Dec-20**

Distance **0.05km**



**7 Harlaw Court Langwarrin VIC
3910**

 2  2  1

Sold Price

\$501,500 Sold Date **06-Dec-20**

Distance **2km**

RS = Recent sale

UN = Undisclosed Sale

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