

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

8/281 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

\$555,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$582,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2023

to

29 Feb 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

2/7 JACKSON DRIVE LANGWARRIN VIC 3910	\$540,000	18-Sep-23
21/80 POTTS ROAD LANGWARRIN VIC 3910	\$580,218	30-Jan-24
3/27 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$600,000	23-Jan-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 March 2024



**2/7 JACKSON DRIVE
 LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$540,000** Sold Date **18-Sep-23**

Distance **0.23km**



**21/80 POTTS ROAD LANGWARRIN
 VIC 3910**

 2  1  2

Sold Price **\$580,218** Sold Date **30-Jan-24**

Distance **1.65km**



**3/27 CRANBOURNE-FRANKSTON
 ROAD LANGWARRIN VIC 3910**

 2  2  1

Sold Price **\$600,000** Sold Date **23-Jan-24**

Distance **2.34km**

RS = Recent sale UN = Undisclosed Sale

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