

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

2/291 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

\$489,000

&

\$529,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jun 2023

to

31 May 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

1/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	\$520,000	15-Apr-24
23 MONZE DRIVE LANGWARRIN VIC 3910	\$515,000	14-Apr-24
5/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	\$550,000	18-Apr-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: 25 June 2024

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**1/18 HUNTINGTOWER CRESCENT
LANGWARRIN VIC 3910**

Sold Price **\$520,000** Sold Date **15-Apr-24**

2 1 1

Distance **0.75km**



**23 MONZE DRIVE LANGWARRIN
VIC 3910**

Sold Price **\$515,000** Sold Date **14-Apr-24**

2 1 1

Distance **0.89km**



**5/18 HUNTINGTOWER CRESCENT
LANGWARRIN VIC 3910**

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

2 1 1

Distance **0.76km**

RS = Recent sale UN = Undisclosed Sale

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