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

4/99 CRANHAVEN 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	\$500,000	&	\$550,000
	Detween			

Median sale price

(*Delete house or unit as applicable)

Median Price	\$600,000	Prop	erty type Unit		Suburb	Langwarrin	
Period-from	01 Jun 2023	to	31 May 2	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.

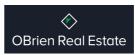
Address of comparable property	Price	Date of sale
5/45 AQUEDUCT ROAD LANGWARRIN VIC 3910	\$536,500	14-Mar-24
9/2 EDWARD STREET LANGWARRIN VIC 3910	\$533,000	29-May-24
5/18 HUNTINGTOWER CRESCENT LANGWARRIN VIC 3910	\$550,000	18-Apr-24

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: 13 June 2024





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5/45 AQUEDUCT ROAD **LANGWARRIN VIC 3910**

□ 1

Sold Price

^{RS} **\$536,500** Sold Date **14-Mar-24**

Distance

1.33km



9/2 EDWARD STREET **LANGWARRIN VIC 3910**

2

₾ 1

Sold Price

**\$533,000 Sold Date 29-May-24

Distance

1.53km



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

<u></u>

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

Distance

1km

RS = Recent sale

UN = Undisclosed Sale

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