

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

5/71 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

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jul 2022

to

30 Jun 2023

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

5/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$575,000	09-Jan-23
2/50 EDWARD STREET LANGWARRIN VIC 3910	\$698,000	12-Feb-23

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.

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Rick Massese
P (03) 9663 3275
M 0425836608
E rick@pirea.com.au



**5/100 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

3 1 1

Sold Price

\$575,000

Sold Date

09-Jan-23

Distance

0.26km



**2/50 EDWARD STREET
LANGWARRIN VIC 3910**

3 2 2

Sold Price

\$698,000

Sold Date

12-Feb-23

Distance

0.17km

RS = Recent sale

UN = Undisclosed Sale

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