

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

2/428 McClelland Drive 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Apr 2020

to

31 Mar 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

2/27 Cranbourne-Frankston Road Langwarrin VIC 3910	\$570,000	22-Mar-21
1/41 Cranbourne-Frankston Road Langwarrin VIC 3910	\$510,000	03-Nov-20
5/281 Cranbourne-Frankston Road Langwarrin VIC 3910	\$520,000	22-Feb-21

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: 07 April 2021



**2/27 Cranbourne-Frankston Road
Langwarrin VIC 3910**

3 2 2

Sold Price

^{RS} **\$570,000**

Sold Date

22-Mar-21

Distance

0.68km



**1/41 Cranbourne-Frankston Road
Langwarrin VIC 3910**

3 2 2

Sold Price

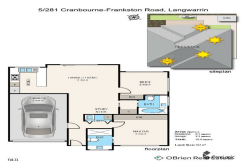
\$510,000

Sold Date

03-Nov-20

Distance

0.69km



**5/281 Cranbourne-Frankston Road
Langwarrin VIC 3910**

3 2 1

Sold Price

\$520,000

Sold Date

22-Feb-21

Distance

2.16km

RS = Recent sale

UN = Undisclosed Sale

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