

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

6/18 HUNTINGTOWER CRESCENT 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

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2023

to

30 Sep 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

12/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	\$540,000	29-Jun-24
34/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	\$525,000	23-Sep-24
60/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$535,000	04-Oct-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: 23 October 2024



**12/15 PENINSULA CRESCENT
LANGWARRIN VIC 3910**

2 1 1

Sold Price **\$540,000** Sold Date **29-Jun-24**

Distance **0.09km**



**34/15 PENINSULA CRESCENT
LANGWARRIN VIC 3910**

2 1 1

Sold Price ^{RS} **\$525,000** ^{UN} Sold Date **23-Sep-24**

Distance **0.1km**



**60/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

2 1 1

Sold Price ^{RS} **\$535,000** ^{UN} Sold Date **04-Oct-24**

Distance **0.37km**

RS = Recent sale **UN** = Undisclosed Sale

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