

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

12/65 Potts 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

\$370,000

&

\$400,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Dec 2018

to

30 Nov 2019

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

2/11 Cranbourne-Frankston Road Langwarrin VIC 3910	\$380,000	27-Aug-19
3/95 Warrandyte Road Langwarrin VIC 3910	\$395,000	16-Sep-19
1/34 Julie Court Langwarrin VIC 3910	\$405,000	30-Sep-19

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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**2/11 Cranbourne-Frankston Road
Langwarrin VIC 3910**

Sold Price

\$380,000

Sold Date

27-Aug-19

2

1

1

Distance

3.84km

Notes from your agent

Original condition - open plan lounge/dining/kitchen - sold \$380,000.



**3/95 Warrandyte Road Langwarrin
VIC 3910**

Sold Price

\$395,000

Sold Date

16-Sep-19

2

1

1

Distance

3.23km

Notes from your agent

Zoned meals and dining area (makes it feel small) - original condition - long days on market - sold \$395,000.



**1/34 Julie Court Langwarrin VIC
3910**

Sold Price

\$405,000

Sold Date

30-Sep-19

2

1

2

Distance

0.98km

Notes from your agent

2 + study/3rd bed or second living - original condition - cluttered (photos) - sold \$405,000.

RS = Recent sale

UN = Undisclosed Sale

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