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 2	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.

This Statement of Information was prepared on: 04 December 2019



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*		anbourn arrin VIC	e-Frankston Road 3910	Sold Price	\$380,000	Sold Date	27-Aug-19
	圔 2	1	⇔ 1			Distance	3.84km

Notes from your agent

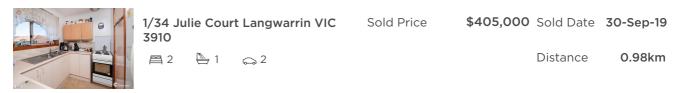
Original condition - open plan lounge/dining/kitchen - sold \$380,000.



3/95 Warrandyte Road Langwarrin VIC 3910			Sold Price	\$395,000	Sold Date	16-Sep-19
昌 2) الله	Ģ 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.



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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