

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

17/28 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

\$390,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$445,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jan 2019

to

31 Dec 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

51 Southampton Drive Langwarrin VIC 3910	\$437,500	25-Nov-19
14/2 Allington Place Langwarrin VIC 3910	\$370,000	25-Jul-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: 23 January 2020

	51 Southampton Drive Langwarrin VIC 3910  2  1  1	Sold Price ^{RS} \$437,500 Sold Date 25-Nov-19 Distance 0.29km
	14/2 Allington Place Langwarrin VIC 3910  3  1  1	Sold Price \$370,000 Sold Date 25-Jul-19 Distance 0.7km
	1/34 Julie Court Langwarrin VIC 3910  2  1  2	Sold Price \$405,000 Sold Date 30-Sep-19 Distance 0.92km

RS = Recent sale UN = Undisclosed Sale

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