



3 1 2

Rooms:

Property Type: House

Land Size: 365 sqm approx

Agent Comments

3 bedroom, two-way bathroom, double garage, ample outdoor area. House on cottage block with common driveway, no body corporate fees.

Comparable Properties



19 Jarman Dr LANGWARRIN 3910 (REI/VG)

Agent Comments

3 1 -

Price: \$482,500

Method: Private Sale

Date: 20/04/2017

Rooms: 4

Property Type: House (Res)

Land Size: 744 sqm approx



**1/319 Cranbourne Frankston Rd
LANGWARRIN 3910 (VG)**

Agent Comments

3 - -

Price: \$469,000

Method: Sale

Date: 22/04/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



9/25 Potts Rd LANGWARRIN 3910 (VG)

Agent Comments

3 - -

Price: \$415,000

Method: Sale

Date: 06/05/2017

Rooms: -

Property Type: Flat/Unit/Apartment (Res)



eview
GROUP

Michelle Braggins
8781 3888
0405 512 999

michelle.braggins@eview.com.au

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

61 Potts Road, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$420,000

&

\$460,000

Median sale price

Median price \$606,000

House

X

Unit

Suburb Langwarrin

Period - From 01/04/2017

to

30/06/2017

Source REIV

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 six 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
1	19 Jarman Dr LANGWARRIN 3910	\$482,500	20/04/2017
2	1/319 Cranbourne Frankston Rd LANGWARRIN 3910	\$469,000	22/04/2017
3	9/25 Potts Rd LANGWARRIN 3910	\$415,000	06/05/2017

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 six months.~~