

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

4/28 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

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$598,750

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2022

to

28 Feb 2023

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

5/2 ALLINGTON PLACE LANGWARRIN VIC 3910	\$560,000	17-Oct-22
1/57 ROWELLYN AVENUE CARRUM DOWNS VIC 3201	\$519,000	14-Feb-23
5/100 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$575,000	09-Jan-23

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: 16 March 2023



**5/2 ALLINGTON PLACE
LANGWARRIN VIC 3910**

 3  1  1

Sold Price **\$560,000** Sold Date **17-Oct-22**

Distance **0.59km**



**1/57 ROWELLYN AVENUE CARRUM
DOWNS VIC 3201**

 3  1  1

Sold Price ^{RS} **\$519,000** Sold Date **14-Feb-23**

Distance **3.86km**



**5/100 CRANBOURNE-FRANKSTON
ROAD LANGWARRIN VIC 3910**

 3  1  1

Sold Price **\$575,000** Sold Date **09-Jan-23**

Distance **3.27km**

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

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