

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

11/15-21 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

\$465,000

&

\$510,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2022

to

30 Sep 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

2/7 JACKSON DRIVE LANGWARRIN VIC 3910

\$540,000

18-Sep-23

34 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910

\$535,000

12-Aug-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: 27 October 2023



**2/7 JACKSON DRIVE
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$540,000** Sold Date **18-Sep-23**

Distance **1.51km**



**34 SOUTHAMPTON DRIVE
LANGWARRIN VIC 3910**

 2  1  1

Sold Price **\$535,000** Sold Date **12-Aug-23**

Distance **0.34km**

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

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