

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

6/25 Potts Rd, Langwarrin

Indicative selling price

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

Single price \$ or range between \$420,000 & \$460,000

Median sale price

Median price \$411,000 House Unit X Suburb Langwarrin

Period - From Feb 2017 to Jan 2018 Source CoreLogic

Comparable property sales

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. 18/15-21 Potts Rd	\$487,000	21/12/2017
2. 1/91 Southgateway	\$418,500	17/10/2017
3. 1/101 Southgateway	\$507,500	08/11/2017



OBrien Real Estate