

## 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

14/15-21 Potts Road Langwarrin VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$390,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$445,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Feb 2019

to

31 Jan 2020

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	18-Nov-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: 27 February 2020



**51 Southampton Drive Langwarrin VIC 3910**

 2  1  1

Sold Price

**\$437,500**

Sold Date

**18-Nov-19**

Distance

**0.47km**



**1/34 Julie Court Langwarrin VIC 3910**

 2  1  2

Sold Price

**\$405,000**

Sold Date

**30-Sep-19**

Distance

**0.59km**

RS = Recent sale

UN = Undisclosed Sale

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