

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

17/28 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$580,159

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2023

to

31 Jul 2024

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

2/15 PENINSULA CRESCENT LANGWARRIN VIC 3910	\$475,000	07-Aug-24
5/75 POTTS ROAD LANGWARRIN VIC 3910	\$520,000	01-Jul-24
72/210 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$540,000	09-Aug-24

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: 17 August 2024



**2/15 PENINSULA CRESCENT
LANGWARRIN VIC 3910**

 2  1  1

Sold Price ^{RS} **\$475,000** ^{UN} Sold Date **07-Aug-24**

Distance **2.08km**



**5/75 POTTS ROAD LANGWARRIN
VIC 3910**

 2  1  1

Sold Price ^{RS} **\$520,000** Sold Date **01-Jul-24**

Distance **0.52km**



**72/210 CRANBOURNE-
FRANKSTON ROAD LANGWARRIN
VIC 3910**

 2  1  1

Sold Price ^{RS} **\$540,000** ^{UN} Sold Date **09-Aug-24**

Distance **2.46km**

RS = Recent sale

UN = Undisclosed Sale

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