

## 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

11/28 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

\$445,000

&

\$475,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Aug 2021

to

31 Jul 2022

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

21/28 POTTS ROAD LANGWARRIN VIC 3910	\$495,000	10-Apr-22
3/59 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$485,000	18-May-22
12/8 NORWARRAN WAY LANGWARRIN VIC 3910	\$480,000	31-May-22

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: 01 August 2022



**21/28 POTTS ROAD LANGWARRIN VIC 3910**

Sold Price

**\$495,000**

Sold Date

**10-Apr-22**

 2

 1

 1

Distance

**0.12km**



**3/59 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910**

Sold Price

**\$485,000**

Sold Date

**18-May-22**

 2

 1

 1

Distance

**3.57km**



**12/8 NORWARRAN WAY LANGWARRIN VIC 3910**

Sold Price

**\$480,000**

Sold Date

**31-May-22**

 2

 1

 1

Distance

**3.73km**

RS = Recent sale

UN = Undisclosed Sale

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