## 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	3/34 Potts Road, Langwarrin Vic 3910
Including suburb and	
postcode	
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#### Indicative selling price

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

Range between	\$410,000	&	\$430,000

### Median sale price

Median price	\$459,000	Pro	perty Type U	nit		Suburb	Langwarrin
Period - From	01/04/2020	to	30/06/2020	So	ource	REIV	

## 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Add	dress of comparable property	Price	Date of sale
1	2/20 Northgate Way, Langwarrin, Vic 3910, Australia	\$422,500	15/06/2020
2	5 Leeds PI LANGWARRIN 3910	\$440,000	28/02/2020
3	2/19 Quarry Rd LANGWARRIN 3910	\$435,000	28/02/2020

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/07/2020 10:04





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> **Indicative Selling Price** \$410,000 - \$430,000 **Median Unit Price** June quarter 2020: \$459,000



**Property Type:** Flat/Unit/Apartment (Res) **Agent Comments** 

# Comparable Properties

2/20 Northgate Way, Langwarrin, Vic 3910, Australia (REI)

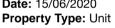
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Price: \$422,500

Date: 15/06/2020

**Agent Comments** 







5 Leeds PI LANGWARRIN 3910 (REI/VG)

Price: \$440,000 Method: Private Sale Date: 28/02/2020 Property Type: Unit

Land Size: 220 sqm approx

Agent Comments



2/19 Quarry Rd LANGWARRIN 3910 (VG)

Price: \$435.000 Method: Sale Date: 28/02/2020

Property Type: Strata Unit/Flat

Agent Comments



