

## 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

24/15-21 POTTS ROAD LANGWARRIN VIC 3910

### Indicative selling price

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

Single Price

or range  
between

\$440,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Apr 2022

to

31 Mar 2023

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

31/28 POTTS ROAD LANGWARRIN VIC 3910	\$476,000	02-Mar-23
8/291 CRANBOURNE-FRANKSTON ROAD LANGWARRIN VIC 3910	\$460,000	09-Nov-22
12/64 POTTS ROAD LANGWARRIN VIC 3910	\$455,000	14-Feb-23

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: 19 April 2023



**31/28 POTTS ROAD LANGWARRIN  
VIC 3910**

Sold Price

<sup>RS</sup> **\$476,000** <sup>UN</sup>

Sold Date

**02-Mar-23**

 2

 1

 1

Distance

**0.24km**



**8/291 CRANBOURNE-FRANKSTON  
ROAD LANGWARRIN VIC 3910**

Sold Price

**\$460,000**

Sold Date

**09-Nov-22**

 2

 1

 1

Distance

**1.2km**



**12/64 POTTS ROAD LANGWARRIN  
VIC 3910**

Sold Price

**\$455,000**

Sold Date

**14-Feb-23**

 2

 1

 1

Distance

**0.43km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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