

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**21/80 POTTS ROAD, LANGWARRIN, VIC**

2 1 2

**Indicative Selling Price**

For the meaning of this price see [consumer.vic.au/underquoting](http://consumer.vic.au/underquoting)

**Price Range: \$435,000 to \$475,000**

Provided by: John Merchan, Ufirst Real Estate

## MEDIAN SALE PRICE



**LANGWARRIN, VIC, 3910**

**Suburb Median Sale Price (Unit)**

**\$480,000**

01 January 2018 to 30 June 2018

Provided by: pricfinder

## COMPARABLE PROPERTIES

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.



**10 BLACKBURN MEWS, LANGWARRIN, VIC**

2 1 1

**Sale Price**

**\*\$475,000**

Sale Date: 20/07/2018

Distance from Property: 222m



**8/75 POTTS RD, LANGWARRIN, VIC 3910**

2 1 1

**Sale Price**

**\$430,000**

Sale Date: 09/05/2018

Distance from Property: 169m



**3 EVERTON LANE, LANGWARRIN, VIC 3910**

2 1 2

**Sale Price**

**\$465,000**

Sale Date: 27/03/2018

Distance from Property: 302m



This report has been compiled on 12/09/2018 by Ufirst Real Estate. Property Data Solutions Pty Ltd 2018 - [www.pricfinder.com.au](http://www.pricfinder.com.au)

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