

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

39/28 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

\$495,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Mar 2020

to

28 Feb 2021

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

12 Southampton Drive Langwarrin VIC 3910	\$527,897	28-Nov-20
7/34 Potts Road Langwarrin VIC 3910	\$540,000	24-Jan-21
2/46 Warrenwood Place Langwarrin VIC 3910	\$528,000	12-Dec-20

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: 29 March 2021



12 Southampton Drive Langwarrin VIC 3910

3 2 2

Sold Price

\$527,897

Sold Date **28-Nov-20**

Distance

0.1km



7/34 Potts Road Langwarrin VIC 3910

3 2 2

Sold Price

\$540,000

Sold Date **24-Jan-21**

Distance

0.14km

Notes from your agent

SOLD for \$540,000 in 12 days on the 29th of January 2021.

Three bedroom, two bathroom, one large living zone, fully renovated & two car garage.

119sqm internally, 255sqm of land and built in 2018.



2/46 Warrenwood Place Langwarrin VIC 3910

3 2 2

Sold Price

\$528,000

Sold Date **12-Dec-20**

Distance

3.07km

RS = Recent sale

UN = Undisclosed Sale

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