

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

11/25 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2022

to

30 Apr 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

1/11 CHANDOS PLACE LANGWARRIN VIC 3910	\$545,000	29-Mar-23
4/16 DANIEL DRIVE LANGWARRIN VIC 3910	\$560,000	26-Apr-23
1/17 WARRANDYTE ROAD LANGWARRIN VIC 3910	\$542,000	29-Mar-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: 29 May 2023


**1/11 CHANDOS PLACE
LANGWARRIN VIC 3910**

3 1 1

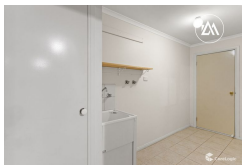
 Sold Price **\$545,000** Sold Date **29-Mar-23**

 Distance **1.56km**

**4/16 DANIEL DRIVE LANGWARRIN
VIC 3910**

3 1 1

 Sold Price ^{RS} **\$560,000** Sold Date **26-Apr-23**

 Distance **2.24km**

**1/17 WARRANDYTE ROAD
LANGWARRIN VIC 3910**

3 1 2

 Sold Price **\$542,000** Sold Date **29-Mar-23**

 Distance **2.42km**
RS = Recent sale

UN = Undisclosed Sale

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