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	10/64 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	$470,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$580,000	Property type	Unit	Suburb	Langwarrin
Period-from	01 Feb 2023	to	31 Jan 2024	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
4/3 PELLITA WAY LANGWARRIN VIC 3910	490000	26-Oct-23
34 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910	535000	12-Aug-23
13/28 POTTS ROAD LANGWARRIN VIC 3910	477500	20-Sep-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: 10 February 2024

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4/3 PELLITA WAY LANGWARRIN VIC 3910

2 1 1

Sold Price **490000** Sold Date **26-Oct-23**

Distance **1.84km**



34 SOUTHAMPTON DRIVE LANGWARRIN VIC 3910

2 1 1

Sold Price **535000** Sold Date **12-Aug-23**

Distance **0.26km**



13/28 POTTS ROAD LANGWARRIN VIC 3910

2 1 2

Sold Price **477500** Sold Date **20-Sep-23**

Distance **0.32km**

RS = Recent sale **UN** = Undisclosed Sale

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