

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

2/15-21 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

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$480,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Apr 2020

to

31 Mar 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

1/8 Bryson Court Langwarrin VIC 3910	\$508,000	14-Nov-20
6/3 Pellita Way Langwarrin VIC 3910	\$487,500	06-Nov-20
26/15 Peninsula Crescent Langwarrin VIC 3910	\$508,750	21-Oct-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: 06 April 2021



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1/8 Bryson Court Langwarrin VIC 3910

3 1 1

Sold Price

\$508,000

Sold Date **14-Nov-20**

Distance **0.27km**



6/3 Pellita Way Langwarrin VIC 3910

3 1 2

Sold Price

\$487,500

Sold Date **06-Nov-20**

Distance **1.43km**



**26/15 Peninsula Crescent
Langwarrin VIC 3910**

3 1 1

Sold Price

\$508,750

Sold Date **21-Oct-20**

Distance **1.83km**

RS = Recent sale

UN = Undisclosed Sale

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