

## 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

14/28 POTTS ROAD LANGWARRIN VIC 3910

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Oct 2023

to

30 Sep 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

17/28 POTTS ROAD LANGWARRIN VIC 3910	\$500,000	29-Aug-24
31/28 POTTS ROAD LANGWARRIN VIC 3910	\$500,500	13-Aug-24
2/28 POTTS ROAD LANGWARRIN VIC 3910	\$500,000	29-Jul-24

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: 07 October 2024

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**17/28 POTTS ROAD LANGWARRIN  
VIC 3910**

 2  1  1

Sold Price

**\$500,000**

Sold Date **29-Aug-24**

Distance **0.03km**



**31/28 POTTS ROAD LANGWARRIN  
VIC 3910**

 2  1  1

Sold Price

**\$500,500**

Sold Date **13-Aug-24**

Distance **0.06km**



**2/28 POTTS ROAD LANGWARRIN  
VIC 3910**

 2  1  1

Sold Price

<sup>RS</sup> **\$500,000**

Sold Date **29-Jul-24**

Distance **0.12km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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