

## 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

14/25 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

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$587,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 May 2023

to

30 Apr 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

3 GLENDALE CLOSE LANGWARRIN VIC 3910	\$560,000	16-Jan-24
21/15-21 POTTS ROAD LANGWARRIN VIC 3910	\$560,000	06-Dec-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: 20 May 2024



**3 GLENDALE CLOSE LANGWARRIN VIC 3910** Sold Price

**\$560,000** Sold Date **16-Jan-24**

 3  1  1

Distance **0.11km**



**21/15-21 POTTS ROAD LANGWARRIN VIC 3910**

Sold Price

Sold Date **06-Dec-23**

 3  1  2

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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