

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

3/34 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

\$490,000

&

\$530,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Jun 2023

to

31 May 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

3/1 GUM NUT DRIVE LANGWARRIN VIC 3910	\$520,000	26-Jan-24
1/16 DANIEL DRIVE LANGWARRIN VIC 3910	\$515,000	24-Aug-23
6/29 KORINA COURT LANGWARRIN VIC 3910	\$521,500	30-Aug-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: 12 June 2024



3/1 GUM NUT DRIVE LANGWARRIN VIC 3910 Sold Price **\$520,000** Sold Date **26-Jan-24**

2 1 1

Distance **0.52km**



1/16 DANIEL DRIVE LANGWARRIN VIC 3910 Sold Price **\$515,000** Sold Date **24-Aug-23**

2 1 1

Distance **2.4km**



6/29 KORINA COURT LANGWARRIN VIC 3910 Sold Price **\$521,500** Sold Date **30-Aug-23**

2 1 -

Distance **3.53km**

RS = Recent sale UN = Undisclosed Sale

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