

## 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

5/75 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

\$490,000

&

\$539,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$585,000

Property type

Unit

Suburb

Langwarrin

Period-from

01 Apr 2023

to

31 Mar 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

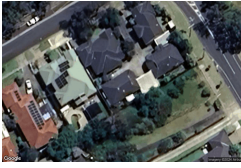
3/1 GUM NUT DRIVE LANGWARRIN VIC 3910	\$520,000	26-Jan-24
4/17 MICHEALA COURT LANGWARRIN VIC 3910	\$534,000	09-Jan-24
29/15-21 POTTS ROAD LANGWARRIN VIC 3910	\$537,000	06-Feb-24

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: 19 April 2024

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

2 1 1

Distance **0.14km**



**4/17 MICHEALA COURT LANGWARRIN VIC 3910** Sold Price **\$534,000** Sold Date **09-Jan-24**

2 1 1

Distance **0.87km**



**29/15-21 POTTS ROAD LANGWARRIN VIC 3910** Sold Price **\$537,000** Sold Date **06-Feb-24**

2 1 1

Distance **0.46km**

RS = Recent sale      UN = Undisclosed Sale

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