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	19/15-21 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	$490,000	&	$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$583,750	Property type	Unit	Suburb	Langwarrin
Period-from	01 Jun 2022	to	31 May 2023	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
24/15-21 POTTS ROAD LANGWARRIN VIC 3910	$532,500	22-Apr-23
2/19 QUARRY ROAD LANGWARRIN VIC 3910	$525,000	23-Feb-23
18 NEWCASTLE WAY LANGWARRIN VIC 3910	$520,000	13-Jun-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 June 2023

CONSUMER AFFAIRS VICTORIA

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24/15-21 POTTS ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price RS $532,500 Sold Date 22-Apr-23

Distance 0.08km



2/19 QUARRY ROAD LANGWARRIN VIC 3910

2 1 1

Sold Price $525,000 Sold Date 23-Feb-23

Distance 0.86km



18 NEWCASTLE WAY LANGWARRIN VIC 3910

2 1 1

Sold Price RS $520,000 Sold Date 13-Jun-23

Distance 0.27km

RS = Recent sale **UN** = Undisclosed Sale

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