

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

10/34 Potts Road, Langwarrin Vic 3910

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$580,000 & \$620,000

Median sale price

Median price \$578,500 Property Type Unit Suburb Langwarrin

Period - From 01/04/2024 to 31/03/2025 Source REIV

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 six 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
1	2 Southampton Dr LANGWARRIN 3910	\$595,000	05/05/2025
2	28 Southampton Dr LANGWARRIN 3910	\$585,000	24/03/2025
3	16 Southampton Dr LANGWARRIN 3910	\$587,000	05/03/2025

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 six months.~~

This Statement of Information was prepared on:

07/05/2025 15:42

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Indicative Selling Price

\$580,000 - \$620,000

Median Unit Price

Year ending March 2025: \$578,500



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties

2 Southampton Dr LANGWARRIN 3910 (REI)

Agent Comments



Price: \$595,000

Method:

Date: 05/05/2025

Property Type: Unit



28 Southampton Dr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$585,000

Method: Private Sale

Date: 24/03/2025

Property Type: Unit



16 Southampton Dr LANGWARRIN 3910 (REI/VG)

Agent Comments



Price: \$587,000

Method: Private Sale

Date: 05/03/2025

Property Type: Unit

Account - McGrath Langwarrin | P: 03 9775 7500 | F: 03 9775 7009



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