

## 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

8 Leeds Place 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

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$442,500

Property type

Unit

Suburb

Langwarrin

Period-from

01 Sep 2018

to

31 Aug 2019

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

4/80 Potts Road Langwarrin VIC 3910	\$495,000	05-Mar-19
11/80 Potts Road Langwarrin VIC 3910	\$510,000	12-Jun-19
22/80 Potts Road Langwarrin VIC 3910	\$510,000	02-Sep-19

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: 16 September 2019

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**4/80 Potts Road Langwarrin VIC 3910**

 3  2  2

Sold Price **\$495,000** Sold Date **05-Mar-19**

Distance **0.3km**



**11/80 Potts Road Langwarrin VIC 3910**

 3  2  2

Sold Price **\$510,000** Sold Date **12-Jun-19**

Distance **0.32km**



**22/80 Potts Road Langwarrin VIC 3910**

 3  2  2

Sold Price <sup>RS</sup> **\$510,000** Sold Date **02-Sep-19**

Distance **0.32km**

RS = Recent sale      UN = Undisclosed Sale

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