



STATEMENT OF INFORMATION

Prepared on 12 Jan 2018

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HOUSE Offered for Sale

38 Leonard Drive Langwarrin VIC 3910

3 2 2

Indicative Selling Price

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

Range between \$599,000 & \$658,000

Median Sale Price

\$586,000 Houses in Langwarrin between Jan 2017 - Dec 2017

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 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.



33 Granite Drive Langwarrin VIC 3910

3 2 2

Sold Price

\$623,500

Sold Date

20-Dec-17

Distance

0.37km



15 Gum Nut Drive Langwarrin VIC 3910

3 2 2

Sold Price

\$632,500

Sold Date

21-Oct-17

Distance

0.5km



39 Gum Nut Drive Langwarrin VIC 3910

3 2 2

Sold Price

\$672,000

Sold Date

01-Nov-17

Distance

0.51km

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