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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

26 John Street Langwarrin VIC 3910

 3  2  1

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$535,000 & \$575,000

## Median Sale Price

\$635,000 Houses in Langwarrin between 01 Feb 2018 - 31 Jan 2019

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.



**162 Cranbourne-Frankston Road  
Langwarrin VIC 3910**

 3  2  2

Sold Price

**\$535,000**

Sold Date

**24-Sep-18**

Distance

**0.47km**



**15 Elsan-Lea Court Langwarrin VIC  
3910**

 3  2  2

Sold Price

**\$575,000**

Sold Date

**09-Aug-18**

Distance

**0.65km**



**3 Alcon Court Langwarrin VIC 3910**

 4  2  1

Sold Price

**\$547,000**

Sold Date

**13-Feb-19**

Distance

**0.66km**

RS = Recent sale

UN = Undisclosed Sale

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