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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

45 Bevnol Road Langwarrin VIC 3910

 4  2  2

Indicative Selling Price

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

Range between \$595,000 & \$650,000

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.



12 Elana Court Langwarrin VIC 3910 Sold Price **\$645,000** Sold Date **16-Aug-18**

 4  2  2

Distance **0.84km**



22 Tyrone Street Langwarrin VIC 3910 Sold Price ^{RS} **\$650,000** Sold Date **11-Feb-19**

 4  2  2

Distance **1.08km**



2 Tisdall Drive Langwarrin VIC 3910 Sold Price **\$616,000** Sold Date **11-Oct-18**

 4  2  2

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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