



STATEMENT OF INFORMATION

Prepared on 19 Sep 2018

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

17A Cedar Street Langwarrin VIC 3910

3 1 2

Indicative Selling Price

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

Range between \$480,000 & \$520,000

Median Sale Price

\$450,000 Units in Langwarrin between 01 Sep 2017 - 31 Aug 2018

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.



27B Tyrone Street Langwarrin VIC 3910

3 1 2

Sold Price

\$517,500

Sold Date

11-Jul-18

Distance

1.36km



10/99 Cranhaven Road Langwarrin VIC 3910

3 1 2

Sold Price

\$510,000

Sold Date

16-Apr-18

Distance

1.38km



8/165 North Road Langwarrin VIC 3910

3 1 2

Sold Price

\$515,000

Sold Date

13-May-18

Distance

1.69km

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