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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

13 Gum Nut Drive Langwarrin VIC 3910

 3  2  2

Indicative Selling Price

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

Range between \$590,000 & \$620,000













Median Sale Price

\$630,000 Houses in Langwarrin between 01 May 2018 - 30 Apr 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.

	10 Cotoneaster Way Langwarrin VIC 3910	Sold Price	\$636,000	Sold Date	17-Oct-18
	 3  2  2			Distance	0.41km
	6 Romsey Place Langwarrin VIC 3910	Sold Price	\$605,000	Sold Date	19-Jan-19
	 3  2  2			Distance	0.56km
	9 Oxley Court Langwarrin VIC 3910	Sold Price	\$622,000	Sold Date	15-Nov-18
	 3  2  2			Distance	0.79km

RS = Recent sale UN = Undisclosed Sale

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