

Derek Lea P (03)8781 3888

M 0412 204 036

E derek.lea@eview.com.au

# STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

# **HOUSE Offered for Sale**

1 Beckenham Place Langwarrin VIC 3910

≥ 2 ≥ 1 **-**

#### **Indicative Selling Price**

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

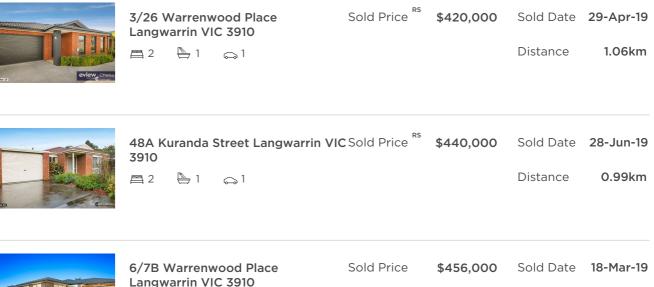
Range between \$420,000 & \$460,000

## **Median Sale Price**

#### \$621,500 Houses in Langwarrin between 01 Jul 2018 - 30 Jun 2019 Source: CoreLogic

## **Comparable Property Sales**

These are the three properties sold within two 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.



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d Price	\$456,000	Sold Date	18-Mar-19
		Distance	1.13km

#### **RS** = Recent sale UN = Undisclosed Sale

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