

Derek Lea

P (03)8781 3888

M 0412 204 036

E derek.lea@eview.com.au

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.



**3/26 Warrenwood Place
Langwarrin VIC 3910**

 2  1  1

Sold Price ^{RS} **\$420,000**

Sold Date **29-Apr-19**

Distance **1.06km**



48A Kuranda Street Langwarrin VIC 3910

 2  1  1

Sold Price ^{RS} **\$440,000**

Sold Date **28-Jun-19**

Distance **0.99km**



**6/7B Warrenwood Place
Langwarrin VIC 3910**

 2  1  1

Sold Price **\$456,000**

Sold Date **18-Mar-19**

Distance **1.13km**

RS = Recent sale

UN = Undisclosed Sale

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