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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

17 Pepperbush Crescent Langwarrin VIC 3910

 4  2  2

Indicative Selling Price

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

Range between \$820,000 & \$870,000

Median Sale Price

\$635,000 Houses in Langwarrin between 01 Oct 2017 - 30 Sep 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.



**82 Pindara Boulevard Langwarrin
VIC 3910**

 6  3  5

Sold Price **\$1,030,000**

Sold Date **09-Oct-18**

Distance **0.23km**



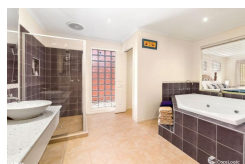
**19 Pepperbush Crescent Langwarrin
VIC 3910**

 5  2  2

Sold Price **\$875,000**

Sold Date **22-Feb-18**

Distance **0.02km**



**100 Pindara Boulevard Langwarrin
VIC 3910**

 4  2  2

Sold Price **\$900,000**

Sold Date **12-Feb-18**

Distance **0.2km**

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