

Campbell Noonan

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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

4 Tambo Court Langwarrin VIC 3910

 3  2  2

## Indicative Selling Price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$550,000 & \$605,000













## Median Sale Price

\$635,000 Houses in Langwarrin between 01 Apr 2018 - 31 Mar 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.

	<b>40 Stevens Road Langwarrin VIC 3910</b>	Sold Price	<b>\$594,500</b>	Sold Date	<b>07-Feb-19</b>
	 3  2 			Distance	<b>0.11km</b>
	<b>50 Grevillea Road Langwarrin VIC 3910</b>	Sold Price	<b>\$560,000</b>	Sold Date	<b>13-Feb-19</b>
	 3  2 			Distance	<b>0.95km</b>
	<b>55 Grevillea Road Langwarrin VIC 3910</b>	Sold Price	<b>\$568,000</b>	Sold Date	<b>16-Oct-18</b>
	 3  2 			Distance	<b>0.99km</b>

RS = Recent sale

UN = Undisclosed Sale

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