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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

32 Rubida Drive Langwarrin VIC 3910

 4  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 \$699,000 & \$765,000

## Median Sale Price

\$635,000 Houses in Langwarrin between 01 Nov 2017 - 31 Oct 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.



**7 Rubida Drive Langwarrin VIC 3910**

 4  2  2

Sold Price

**\$722,500**

Sold Date

**04-Jun-18**

Distance

**0.18km**



**17 Sunny Vale Drive Langwarrin VIC 3910**

 3  2  2

Sold Price

**\$755,000**

Sold Date

**03-Jul-18**

Distance

**0.55km**



**23 Maxwell Court Langwarrin VIC 3910**

 4  2  2

Sold Price

**\$740,000**

Sold Date

**12-May-18**

Distance

**1.79km**

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