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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

5/4 John Street Langwarrin VIC 3910

 2  1  1

## Indicative Selling Price

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

Range between \$430,000 & \$460,000

## Median Sale Price




\$450,000 Units 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.






**1/2 Margaret Street Langwarrin VIC 3910** Sold Price **\$458,000** Sold Date **09-May-18**  
 2  1  1 Distance **0.08km**



**2/15 Warrandyte Road Langwarrin VIC 3910** Sold Price **\$450,000** Sold Date **27-Jul-18**  
 2  1  1 Distance **0.36km**



**5A Avon Court Langwarrin VIC 3910** Sold Price **\$440,000** Sold Date **27-Apr-18**  
 2  1  1 Distance **1.09km**

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