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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

329 Cranbourne-Frankston Road 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 \$575,000 & \$595,000













## Median Sale Price

\$630,000 Houses in Langwarrin between 01 May 2018 - 30 Apr 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>15 Beacon Drive Langwarrin VIC 3910</b>	Sold Price <sup>RS</sup>	<b>\$590,000</b> <sup>UN</sup>	Sold Date	<b>17-Apr-19</b>
	 3  2  2			Distance	<b>0.39km</b>
	<b>13 Birgita Court Langwarrin VIC 3910</b>	Sold Price <sup>RS</sup>	<b>\$600,000</b>	Sold Date	<b>19-Mar-19</b>
	 3  2  2			Distance	<b>0.6km</b>
	<b>47 Kerry Street Langwarrin VIC 3910</b>	Sold Price	<b>\$580,000</b>	Sold Date	<b>18-Feb-19</b>
	 3  2  1			Distance	<b>0.7km</b>

**RS** = Recent sale      **UN** = Undisclosed Sale

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