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STATEMENT OF INFORMATION

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Section 47AF of the Estate Agents Act 1980

UNIT Offered for Sale

4/45 Aqueduct Road Langwarrin VIC 3910

2 1 1

Indicative Selling Price

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

Range between \$430,000 & \$470,000

Median Sale Price

\$440,000 Units in Langwarrin between 01 Aug 2018 - 31 Jul 2019

Source: CoreLogic

Comparable Property Sales

These are the three properties sold within two 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.

	6/7B Warrenwood Place Langwarrin VIC 3910 2 1 1	Sold Price	\$456,000	Sold Date	18-Mar-19	Distance	0.6km
	48A Kuranda Street Langwarrin VIC 3910 2 1 1	Sold Price ^{RS}	\$440,000	Sold Date	28-Jun-19	Distance	1.06km
	46A Kuranda Street Langwarrin VIC 3910 2 1 1	Sold Price	\$450,000	Sold Date	01-Mar-19	Distance	1.08km

RS = Recent sale

UN = Undisclosed Sale

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