

Ash Marton

P 97702828

M 0437754372

E ash@ashmarton.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

33 Julie Court 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 \$600,000 & \$660,000

## Median Sale Price

\$635,000 Houses in Langwarrin between 01 Dec 2017 - 30 Nov 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.



**15 Jarman Drive Langwarrin VIC 3910**

 4  2  2

Sold Price

**\$647,000**

Sold Date

**13-Jun-18**

Distance

**0.29km**



**5 Birch Court Langwarrin VIC 3910**

 3  2  2

Sold Price

**\$655,000**

Sold Date

**08-Nov-18**

Distance

**0.6km**



**43 Northgateway Langwarrin VIC 3910**

 4  2  1

Sold Price

**\$621,500**

Sold Date

**29-Sep-18**

Distance

**0.62km**

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