



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 118 Weeroona Road, LANGWARRIN SOUTH 3911

House

4 beds

2 baths

8 parking

### Indicative selling price

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

## Range \$1,300,000 - \$1,430,000

### Median sale price

Median **House** for **LANGWARRIN SOUTH** for period **Jan 2018 - Dec 2018**

Sourced from [realestate.com.au](http://realestate.com.au).

## \$1,250,000

### Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be the most comparable to the property for sale.

**11 Gardenbrae Court,**  
Langwarrin South 3911

Price **\$1,450,000** Sold 30  
October 2018

**81 Newton Avenue,**  
Langwarrin South 3911

Price **\$1,440,000** Sold 07  
November 2018

**595 Robinsons Road,**  
Langwarrin 3910

Price **\$1,250,000** Sold 13  
March 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from [realestate.com.au](http://realestate.com.au).

### Stockdale & Leggo Langwarrin

Shop 1, The Gateway 230  
Cranbourne Frankston Rd,  
Langwarrin VIC 3910

### Contact agents



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**Stockdale  
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