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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

23 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 \$745,000 & \$785,000

## Median Sale Price

\$635,000 Houses in Langwarrin between 01 Jan 2018 - 31 Dec 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.



**20 Stevens Road Langwarrin VIC 3910**

 4  2  4

Sold Price

**\$765,000**

Sold Date

**30-Jul-18**

Distance

**0.68km**



**65 Monique Drive Langwarrin VIC 3910**

 4  2  2

Sold Price

**\$790,000**

Sold Date

**11-Dec-18**

Distance

**1.51km**



**17 Trameland Court Langwarrin VIC 3910**

 4  3  2

Sold Price

**\$801,000**

Sold Date

**21-Jul-18**

Distance

**1.73km**

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