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Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

31A Southgateway Langwarrin VIC 3910

 2  1  1

## Indicative Selling Price

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

Range between \$420,000 & \$440,000













## Median Sale Price

\$455,000 Units in Langwarrin between 01 Oct 2017 - 30 Sep 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.

	<b>64/210 Cranbourne-Frankston Road Langwarrin VIC 3910</b>  2  1  1	Sold Price	<b>\$440,000</b>	Sold Date	<b>11-Jul-18</b>
				Distance	<b>0.61km</b>
	<b>2/34 Julie Court Langwarrin VIC 3910</b>  3  1  2	Sold Price	<b>\$429,950</b>	Sold Date	<b>03-Aug-18</b>
				Distance	<b>1.01km</b>
	<b>9/2 Allington Place Langwarrin VIC 3910</b>  2  1  1	Sold Price	<b>\$423,000</b>	Sold Date	<b>07-Jun-18</b>
				Distance	<b>1.22km</b>

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