



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

9/170 Union Road,  
LANGWARRIN 3910

### Indicative selling price

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

**Range \$450,000 - \$495,000**

### Median sale price

Median Unit for **LANGWARRIN** for period **Jan 2018 - Dec 2018**

Sourced from **REIV**.

**\$460,000**

### 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.

**23/165 North Road,**  
Langwarrin 3910

Price **\$485,000** Sold 14  
September 2018

**8/275 Cranbourne-Frankston Road,**  
Langwarrin 3910

Price **\$480,000** Sold 14  
December 2018

**6/160 North Road,**  
Langwarrin 3910

Price **\$455,000** Sold 10  
December 2018

### 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 REIV.

Unit

3 beds

1 baths

2 parking

#### Stockdale & Leggo Langwarrin

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

#### Contact agents



**Darren Eichenberger**  
Stockdale & Leggo

0419 874 279  
[darren1@stockdaleleggo.com.au](mailto:darren1@stockdaleleggo.com.au)



**Cat Jackson**  
Stockdale & Leggo

0407 573 933  
[cat.jackson@stockdaleleggo.com.au](mailto:cat.jackson@stockdaleleggo.com.au)

**Stockdale  
& Leggo**