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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

40 Stevens Road 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 \$580,000 & \$610,000

## 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.






**53 Potts Road Langwarrin VIC 3910** Sold Price **\$600,000** Sold Date **22-Aug-18**  
 4  2  2 Distance **0.91km**



**4 Julie Court Langwarrin VIC 3910** Sold Price **\$615,000** Sold Date **26-Nov-18**  
 4  2  2 Distance **0.92km**



**43 Northgateway Langwarrin VIC 3910** Sold Price **\$621,500** Sold Date **29-Sep-18**  
 4  2  1 Distance **1.2km**

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