



## Statement of Information

Sections 47AF of the Estate Agents Act 1980

# 4 Warrindale Close, LANGWARRIN 3910

### Indicative selling price

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

**Range \$475,000 - \$520,000**

### Median sale price

Median **House** for **LANGWARRIN** for period **May 2018 - May 2019**

Sourced from **REIV..**

**\$650,000**

### 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.

**165 Warrandyte Road,**  
Langwarrin 3910

Price **\$510,000** Sold 24 April  
2019

**170 Cranbourne-Frankston Road,**  
Langwarrin 3910

Price **\$510,000** Sold 26  
March 2019

**119 Warrandyte Road,**  
Langwarrin 3910

Price **\$492,500** Sold 15  
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 REIV..

House

3 beds

2 baths

2 parking

### Stockdale & Leggo Langwarrin

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

### Contact agents



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**Stockdale  
& Leggo**