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Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

45A Yarralumla Drive 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 \$775,000 & \$815,000

## Median Sale Price




\$625,000 Houses in Langwarrin between 01 May 2018 - 30 Apr 2019

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>70 Anthony Street Langwarrin VIC 3910</b>	Sold Price	<b>\$790,000</b>	Sold Date	<b>09-Nov-18</b>
 3  2  4			Distance	<b>1.57km</b>



<b>65 Monique Drive Langwarrin VIC 3910</b>	Sold Price	<b>\$790,000</b>	Sold Date	<b>28-Nov-18</b>
 4  2  2			Distance	<b>1.94km</b>



<b>51 Cotoneaster Way Langwarrin VIC 3910</b>	Sold Price	<b>\$882,000</b>	Sold Date	<b>20-Feb-19</b>
 4  2  2			Distance	<b>1.13km</b>

RS = Recent sale      UN = Undisclosed Sale

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