



STATEMENT OF INFORMATION

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UNIT Offered for Sale

13/165 North Road Langwarrin VIC 3910

3 1 2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$480,000 & \$520,000

Median Sale Price

\$411,000 Units in Langwarrin between Jan 2017 - Dec 2017

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.



6/196 North Road Langwarrin VIC 3910

3 1 2

Sold Price **\$480,000** Sold Date **07-Sep-17**

Distance **0.33km**



6/160 North Road Langwarrin VIC 3910

3 1 2

Sold Price **\$510,000** Sold Date **04-Oct-17**

Distance **0.19km**



3/125 North Road Langwarrin VIC 3910

3 1 2

Sold Price **\$515,000** Sold Date **29-Aug-17**

Distance **0.45km**

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