

Tiana Iuculano  
P 97702828  
M 0417771981  
E tiana@ashmarton.com.au

Section 47AF of the Estate Agents Act 1980

## HOUSE Offered for Sale

10 Moate Street Langwarrin VIC 3910

 2  1  2

## Indicative Selling Price

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

Range between \$440,000 & \$475,000













## Median Sale Price

\$630,000 Houses in Langwarrin between 01 Sep 2017 - 31 Aug 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.

	<b>4/85 Warrandyte Road Langwarrin VIC 3910</b>	Sold Price	<b>\$457,500</b>	Sold Date	<b>05-Aug-17</b>
	 2  1  1			Distance	<b>0.86km</b>
	<b>1/85 Warrandyte Road Langwarrin VIC 3910</b>	Sold Price	<b>\$448,000</b>	Sold Date	<b>06-Aug-18</b>
	 2  1  1			Distance	<b>0.88km</b>
	<b>15/15 Peninsula Crescent Langwarrin VIC 3910</b>	Sold Price	<b>\$472,000</b>	Sold Date	<b>30-Aug-17</b>
	 2  1  1			Distance	<b>1.16km</b>

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