

Ayden Collins

P 9770 2828

M 0401 847 387

E ayden@ashmarton.com.au

Section 47AF of the Estate Agents Act 1980

## UNIT Offered for Sale

2/18 Maria Drive Langwarrin VIC 3910

 3  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 \$470,000 & \$490,000

## Median Sale Price




\$455,000 Units in Langwarrin between 01 Feb 2018 - 31 Jan 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.






**8/275 Cranbourne-Frankston Road Langwarrin VIC 3910** Sold Price <sup>RS</sup> **\$480,000** Sold Date **08-Jan-19**  
 3  1  2 Distance **0.46km**



**2 Cinerea Glade Langwarrin VIC 3910** Sold Price **\$480,000** Sold Date **15-Nov-18**  
 2  1  2 Distance **1.07km**



**23 Newcastle Way Langwarrin VIC 3910** Sold Price <sup>RS</sup> **\$475,000** Sold Date **22-Jan-19**  
 3  2  2 Distance **1.1km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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